

Environment and Communities Committee

Agenda

Date:	Thursday, 28th September, 2023
Time:	10.00 am
Venue:	Committee Suite 1,2 & 3, Westfields, Middlewich Road, Sandbach CW11 1HZ

The agenda is divided into 2 parts. Part 1 is taken in the presence of the public and press. Part 2 items will be considered in the absence of the public and press for the reasons indicated on the agenda and at the top of each report.

It should be noted that Part 1 items of Cheshire East Council decision making meetings are audio recorded and the recordings will be uploaded to the Council's website

PART 1 – MATTERS TO BE CONSIDERED WITH THE PUBLIC AND PRESS PRESENT

1. **Apologies for Absence**

To note any apologies for absence from Members.

2. **Declarations of Interest**

To provide an opportunity for Members and Officers to declare any disclosable pecuniary and non-pecuniary interests in any item on the agenda.

3. **Minutes of Previous Meeting** (Pages 5 - 12)

To approve as a correct record the minutes of the previous meeting held on 27 July 2023.

For requests for further information

Contact: Josie Lloyd

Tel: 01270 686 466

E-Mail: josie.lloyd@cheshireeast.gov.uk with any apologies

4. **Public Speaking/Open Session**

In accordance with paragraph 2.24 of the Council's Committee Procedure Rules and Appendix on Public Speaking, set out in the [Constitution](#), a total period of 15 minutes is allocated for members of the public to put questions to the committee on any matter relating to this agenda. Each member of the public will be allowed up to two minutes each to speak, and the Chair will have discretion to vary this where they consider it appropriate.

Members of the public wishing to speak are required to provide notice of this at least three clear working days in advance of the meeting.

5. **Biodiversity Net Gain Supplementary Planning Document** (Pages 13 - 200)

To consider a report seeking approval to consult on the final draft of the Biodiversity Net Gain Supplementary Planning Document.

6. **Extension of Public Space Protection Orders for Responsible Dog Ownership** (Pages 201 - 246)

To receive a report seeking approval of an extension to the existing Public Space Protection Order.

7. **Extension and Variation of Public Space Protection Order for Alley Gating** (Pages 247 - 314)

To receive a report seeking approval of an extension and variation to the existing Public Space Protection Order.

8. **Procurement of a Football Development Partner for King George V Playing Field, Crewe** (Pages 315 - 322)

To consider a report seeking permission to procure a partner to help in the development of a 3G pitch at King George V playing fields in Crewe.

9. **Green Spaces Maintenance Review Update** (Pages 323 - 434)

To consider a report providing an update on progress with the review, seeking approval subject to consultation of a policy document setting out typologies of site grounds maintenance by different site types and also presenting a proposed recommendation relating to those sites currently maintained but not in the Council's ownership and/or which it holds a legal responsibility to do so.

10. **Household Waste Recycling Centres - Review Update** (Pages 435 - 462)

To consider a report providing an update on progress with the Household Waste Recycling Centre review and seeking approval to progress with procurement and public consultation activities as part of the next stage.

11. **Work Programme** (Pages 463 - 468)

To consider the work programme and determine any required amendments.

Membership: Councillors J Bird, M Brooks, L Buchanan, T Dean, A Farrall, S Gardiner, D Jefferay, B Posnett, H Seddon, L Smetham, J Snowball (Vice-Chair), M Warren (Chair) and H Whitaker

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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Environment and Communities Committee**
held on Thursday, 27th July, 2023 in the Committee Suite 1,2 & 3, Westfields,
Middlewich Road, Sandbach CW11 1HZ

PRESENT

Councillor M Warren (Chair)
Councillor J Snowball (Vice-Chair)

Councillors M Brooks, L Buchanan, T Dean, A Farrall, S Gardiner, D Jefferay,
B Posnett, H Seddon, L Smetham, H Whitaker and D Edwardes

OFFICERS IN ATTENDANCE

Tom Shuttleworth – Interim Director of Environment and Neighbourhoods
Jane Gowing – Interim Director of Planning
Tracy Baldwin – Finance Manager
James Thomas – Principal Solicitor
Josie Lloyd – Democratic Services Officer
Tom Evans – Neighbourhood Planning Manager
Sally Rose – Contract Manager - Waste
Chris Allman – Head of Neighbourhood Services
Joanne Shannon – Libraries Management

84 APOLOGIES FOR ABSENCE

Apologies were received from Cllr John Bird. Cllr David Edwardes attended the meeting as a substitute.

85 DECLARATIONS OF INTEREST

Cllr Gardiner, Cllr Seddon, Cllr Warren, Cllr Brooks, Cllr Buchanan and Cllr Dean declared that they were members of the Cheshire East library service.

Cllr Dean declared that his daughter-in-law worked for the library service in Cheshire West which was a combined service with Cheshire East.

86 MINUTES OF PREVIOUS MEETING**RESOLVED:**

That the minutes of the meeting held on 8 June 2023 be agreed as a correct record.

87 PUBLIC SPEAKING/OPEN SESSION

Cllr Robert Douglas from Congleton Town Council attended the meeting to speak in relation to item 7, Green Waste Subscription – Implementation Update, and highlighted concerns that this would have an adverse impact on Cheshire East's carbon neutrality target. He had been advised by residents that they intended to put their garden waste into their household waste bins instead of paying the charge and, while there remained a free service at household waste and recycling centres, he felt that this discriminated against residents who could not easily access these sites and that it would worsen Cheshire East's carbon footprint by residents travelling to dispose of waste. Cllr Douglas asked the committee to defer the introduction of the green waste charge until a replacement recycling site could be opened in Congleton.

Cllr Suzy Firkin from Congleton Town Council addressed the committee in relation to item 7 and stated that fly tipping would increase around Congleton and that Congleton Town Council would be responsible for the cost to deal with this. Cllr Firkin recognised that Cheshire East is under financial pressure but asked that this is used as an opportunity to raise money to improve the waste and recycling infrastructure and suggested that money paid by Congleton residents could be used to fund a new recycling site or local composting site.

Ms Sue Helliwell also spoke in relation to item 7. Ms Helliwell expressed concerns regarding the potential issues that could arise from residents not subscribing to green waste collections, including food waste going back into non-recycling bins, increased fly tipping and subsequent costs for removal, the environmental impact of additional car journeys from those who choose to take green waste to recycling centres, and Cheshire East's budget not being balanced if uptake targets are not met due to the cost of living crisis. Ms Helliwell referenced a solar farm being built to provide electricity to the Leighton Grange recycling facility and asked whether Cheshire East would be able to sell electricity back to the National Grid, and queried whether a third party currently pays Cheshire East for food and garden waste. Officers undertook to provide a written response to the queries raised.

88 SUSTAINABLE DRAINAGE SUPPLEMENTARY PLANNING DOCUMENT

The committee received the report which sought approval to consult on the final draft of the Sustainable Drainage Supplementary Planning Document.

Page 19 of the final draft document (appendix A) contained the text 'seek permission' under an image and it was queried whether this permission had been secured. Officers undertook to confirm this following this meeting.

The report made references to a 100 year event plus climate change allowance and it was queried when this period starts from. Officers

confirmed that this information could be clarified and added into the document prior to publication.

Members thanked the officers for the work on the report.

RESOLVED (unanimously)

That the Environment and Communities Committee:

1. Approve the final draft SuDS Supplementary Planning Document (Appendix A) and to undertake four weeks of public consultation
2. Publish the associated Report of Consultation (Appendix B)
3. Publish the associated Strategic Environmental Assessment and Habitats Regulations Assessment Screening Report ("SEA") (Appendix C)
4. Publish the associated Equalities Impact Assessment Screening Report ("EQIA") (Appendix D)

89 PROVISIONAL FINANCIAL OUTTURN 2022/23

The committee received the report which provide an overview of the Cheshire East Council provisional outturn for the financial year 2022/23.

It was requested that the resolution in the minutes should state that the committee noted the report, rather than considered, as the item was for information only. Officers would ensure that the wording in future reports reflected this.

RESOLVED:

That the Environment and Communities Committee:

1. Note the report of the Corporate Policy Committee (Agenda for Corporate Policy Committee on Tuesday, 11th July, 2023, 10.00 am | Cheshire East Council).
2. Note the financial performance of the Council in the 2022/23 financial year relevant to their terms of reference.
3. Note the delegated decisions relating to supplementary revenue estimates for specific grants coded directly to services in accordance with Financial Procedure Rules as detailed in Section 2 of each Committee Appendix(Annex 2).
4. Note the update on performance with regard to the MTFS 2023-27 approved budget policy change items, in respect of Services within the remit of the Committee (Annex 3).

5. Note a virement for £218,718.10 that will be approved by the Director of Finance and Customer Services in consultation with the chair of the Environment and Communities Committee and the chair of the Finance Sub-Committee to fund the works required at St Chads Churchyard, Wybunbury.

90 MTFS 92 GREEN WASTE SUBSCRIPTION - IMPLEMENTATION UPDATE

The committee received the report which detailed the progress in delivering the Green Waste subscription charge and how the charge will be implemented.

Cllr Liz Wardlaw spoke as a visiting member and raised queries including whether the Council is required to deliver a specified tonnage of waste, whether the reference to four new members of staff will include administrative positions to meet increased demand, how many instances of fly tipping there had been within the last 12 months and how many resulted in successful prosecutions. In response, the committee were advised that there was no guaranteed minimum tonnage within the Biowise contract, the additional staff would include two customer facing administrative positions and two waste education officers. Data on numbers of fly tipping and successful prosecutions would be provided in a written response.

Cllr Janet Clowes spoke as a visiting member and raised a number of points including that lower income households could be most affected if they do not have the space to compost in the way described, fly tipping was rarely prosecuted but was significant environmentally and contributed to the contamination of watercourses, and that the policy was looking at green waste as a problem when it should be seen as a resource.

There was significant debate which included the following points:

- Some members felt that they did not have sufficient involvement in the production of the MTFS and were unable to make changes to the proposals
- Green waste charging was controversial with residents and it was felt that many may choose not to pay
- It appeared to be a change of course as there had been investment in encouraging residents to dispose of food waste in green bins
- Instances of fly tipping may go unreported when on private land which would particularly affect rural areas
- Concern that reducing the collection of green waste, as was done by Cheshire West, was not included in the proposal
- The Council had to set a balanced budget by law and this was one of the few services within the committee's remit that was not statutory

- There was an opportunity to be environmental with the change, such as encouraging home composting and rewilding to reduce garden waste

It was requested that the minutes show that the following members voted against the proposal: Cllr Tony Dean, Cllr Stewart Gardiner, Cllr Becky Posnett, Cllr Lesley Smetham and Cllr Hayley Whitaker.

RESOLVED (by majority):

That the Environment and Communities Committee:

1. Agree the proposals for delivering the Green Waste subscription charge as included within the Medium-Term Financial Strategy 2023-27, including the initial annual subscription charge of £56.00, which in future will be agreed as part of the Council's fees and charges regime.
2. Delegate authority to the Head of Environmental Services in conjunction with relevant council teams to undertake all necessary actions to implement and deliver the Garden Waste subscription scheme.

91 MTFS 93 LIBRARIES SERVICE REVIEW - IMPLEMENTATION UPDATE

The committee received the report which provided an update on the implementation of the Cheshire East Libraries Service Review following the approval of the Council's Medium Term Financial Strategy 2023-27.

A request was made for information to be provided on how the number of responses to this consultation compares to the average response rate to consultations within the Council. This information would be provided in a written response.

Cllr Wardlaw spoke on behalf of Cllr Clowes as a visiting member, referring to other areas of the Council that included their enhanced use of library venues and facilities over the 2023-25 period to meet their own MTFS savings and strategies and asked to what extent did this consultation take into account the MTFS commitments of other directorates. The committee were advised that while mitigations were in place, the proposal did not directly consider the MTFS commitments of other directorates.

Comments were put forward as part of the debate including:

- Members felt they were not given choices as part of the MTFS and that there should be earlier engagement with members going forward
- It was requested that when considering the MTFS, if there are aspects within that are going to be a significant change to the way

in which services are delivered, that those consultations are shown clearly/separately to other proposals

- It was acknowledged that the provision of libraries is a statutory service
- Members thanked officers for doing all they could to minimise the impact

It was requested that it be recorded in the minutes that the proposal was carried with eight in favour and five against.

RESOLVED (by majority):

That the Environment and Communities Committee:

1. Note the progress made to date in implementing the Libraries Service Review included as a specific proposal within the Medium-Term Financial Strategy 2023-27 as approved at Council on 22 February 2023, including the feedback from the recent public consultation exercise.
2. Agree the final details of the changes to library opening hours, as included at Appendix C and the implementation programme.
3. Delegate authority to the Executive Director - Place to take all necessary steps to implement the Libraries Service Review, and to make all consequent changes to service provision including the necessary staff restructure and consultations.
4. Delegate authority to the Executive Director – Place to enter into funding agreements related to the ‘top up’ service offer.

92 STANDING ITEM: MEMBERS ADVISORY PANEL: CHESHIRE EAST CEMETERIES STRATEGY REVIEW

The Member Advisory Panel was reconvened post-election and had its first meeting on 17 July. Cllr Joy Bratherton had been reappointed as Chair.

There had been engagement with a specialist consultant who had now provided a draft strategy which was being reviewed by officers before being shared with the member advisory panel for their input.

The approval of the strategy was scheduled on the committee’s work programme for the September meeting and would be followed by the procurement of a consultant to undertake the development of the specific site management plans for each cemetery covered by the strategy. The consultants would bring back a cemeteries investment programme, informed by their individual management plans, in due course.

RESOLVED:

That the update be noted.

93 STANDING ITEM: WORKING GROUP: HOUSEHOLD WASTE & RECYCLING CENTRES

Cllr Rob Moreton attended as a visiting member to highlight concerns about the lack of a recycling centre in Congleton. Cllr Moreton stated that fly tipping had increased in Congleton since the closure of the site and that it was expected that this would get worse with the introduction of green waste charges. The Council had advised that there would be the possibility to have pop-up tips in the town on a regular basis but this had not yet been provided. Cllr Moreton asked that a permanent recycling centre is provided in Congleton and that regular pop-up tips are made available in the short term.

The working group had met on 24 July for the first time since the election and reappointed Cllr Laura Crane as Chair. A paper would be brought to committee in September to look at options and seek approval to go out to public consultation and undertake a contract procurement exercise. A report would be brought back to committee in around 12 months for a final decision that would include a reference to any new site at Congleton.

RESOLVED:

That the update be noted.

94 WORK PROGRAMME

There had been two items added to the work programme since the agenda was published – one was on the household waste and recycling centre provision and the other was on an upcoming bid to the Football Foundation relating to a potential new facility at King George V playing fields in Crewe. Both reports were scheduled for the September meeting.

In relation to the MTFS, a request was made for a report to be brought to the September meeting outlining how each service within the committee's remit could make savings with a view to members deciding which proposals to take forward. It was noted that a report was scheduled for November committee to consult on the MTFS and that briefings on emerging proposals would be scheduled for August/September, however members felt that would be too late for them to have a say in which proposals are taken forward. It was agreed this request would be looked into following the meeting.

RESOLVED:

That the work programme be noted.

The meeting commenced at 10:00 and concluded at 13:53

Councillor M Warren (Chair)

**Environment and Communities
Committee****28 September 2023****Biodiversity Net Gain Supplementary
Planning Document****Report of: Jane Gowing, Interim Director of Planning****Report Reference No: EC/22/23-24****Ward(s) Affected: All****Purpose of Report**

- 1 This report seeks approval to consult on the final draft of the Biodiversity Net Gain Supplementary Planning Document (BNG SPD).
- 2 The document provides guidance on policies held in the Development Plan and contributes to reducing our impact on our environment by improving biodiversity and natural habitats in the borough.

Executive Summary

- 3 This report seeks approval to publish and consult on the final draft Biodiversity Net Gain Supplementary Planning Document ("SPD") along with its Report of Consultation, for a period of a minimum of four weeks.
- 4 Cheshire East Council's Corporate Plan sets out three aims. These are to be open, fair, and green. In striving to be a green Council, a key objective is to enhance and protect the environment in Cheshire East and support sustainable development whilst addressing the climate emergency. As such, this SPD sets out guidance on policies contained in the Local Plan Strategy and Site Allocations and Development Policies Document that will support delivery of this ambition. Specifically, the document provides advice on how development is expected to make a positive benefit to habitats in the borough, and how Biodiversity Net Gain will be secured to contribute to the overall Vision for the Council to be open, fair, and green.

- 5 The initial draft of the BNG SPD was published for consultation between the 17 May 2021 and 14 June 2021. It has been amended in response to comments received during that consultation. The report of consultation summarises the feedback and explains how comments have been addressed (Appendix 1).
- 6 A screening exercise has been carried out to determine whether the final draft BNG SPD gives rise to the need for further Sustainability Appraisal or Appropriate Assessment (under the Habitats Regulations). This screening assessment was consulted upon and concludes that further assessment is not necessary (Appendix 3).
- 7 The advice held in the final draft SPD provides additional planning policy guidance on the implementation of Local Plan Strategy (LPS) policies SE3 'Biodiversity and Geodiversity', IN2 'Developer Contributions', and the Site Allocations and Development Policies Document, policies ENV1 'Ecological Network', and ENV2 'Ecological Implementation'. Once adopted, the SPD will be a material consideration in decision making and support the delivery of key policies in the Local Plan Strategy.

RECOMMENDATIONS

The Environment and Communities Committee is recommended to:

1. Agree to the publication of the final draft BNG SPD (appendix 2) and report of consultation (appendix 1) for public representations for a period of a minimum of four weeks.
2. Publish the associated Strategic Environmental Assessment and Habitats Regulations Assessment Screening Report ("SEA") (appendix 3).
3. Publish the associated Equalities Impact Assessment Screening Report ("EQIA") (appendix 4).

Background

- 8 Cheshire East Council's Corporate Plan sets out three aims. These are to be open, fair, and green. In striving to be a green Council, a key objective is to enhance and protect the environment in Cheshire East and support sustainable development whilst addressing the climate emergency. As such, this SPD sets out guidance on policies contained in the Local Plan Strategy that will support delivery of this ambition by providing guidance on how development is expected to make a positive benefit to habitats in the borough.

- 9 Biodiversity net gain is the securing of an increase in the extent and value of habitats, through the development process and this SPD provides guidance on the process that applicants should follow to achieve this.
- 10 Environment Act 2022 introduces a requirement for all development to deliver a biodiversity net gain. This requirement comes into effect from November 2023. Cheshire East Council have been developing an approach to BNG for some time and are already requiring BNG contributions from development.
- 11 One of the key objectives of the LPS is for the Plan to support the conservation and enhancement of biodiversity, ecological and geological assets in the borough. The LPS includes policy SE3 (Biodiversity and Geodiversity) which sets out how development should seek to enhance biodiversity, identifies the type of sites that are likely to have high biodiversity and geodiversity value, and establishes a requirement that all development must 'aim to positively contribute to the conservation and enhancement of biodiversity and geodiversity'. The policy includes additional requirements for submission of construction management plans, landscaping, green infrastructure, and open space proposals in certain circumstances.
- 12 This SPD aims to give greater clarity to developers, landowners, communities, and decision makers on the issues of biodiversity and geodiversity in the development process. The final draft Biodiversity Net Gain SPD provides additional guidance to applicants on how they should respond to the policy requirements in the LPS and SADPD. It also 'signposts' sources of information, including relevant documentation and Council services.
- 13 The final draft SPD has been jointly prepared by Strategic Planning and the Environmental Planning Team and has also been informed by input from the Development Management team.
- 14 The SPD contains several updates relating to how biodiversity should be addressed in a planning application. Specifically, the SPD includes guidance on how applicants should assess habitats on their sites, the process through which the Council expects design solutions to be assessed and how biodiversity metric calculations should be used to demonstrate that applicants preferred approach will deliver a net-gain in biodiversity.
- 15 Subject to the approval of the recommendations of this report, the SPD will be consulted on in accordance with the Council's Statement of Community Involvement for a period of four weeks.

- 16 Once adopted, the effectiveness of this SPD will be monitored as part of the Authority Monitoring Report, using information from planning applications and decisions. The outcome of this ongoing monitoring work will help inform future decisions about the SPD

Consultation and Engagement

- 17 It is proposed that the final publication draft SPD will be subject to a minimum of four weeks consultation. Following this, all comments will be considered, and reported back to the Environment and Communities Committee to consider, prior to adoption of the SPD.
- 18 Public consultation on the initial draft BNG SPD took place between the 17 May 2021 and 14 June 2021. A total of 296 comments were received from 43 parties. A summary of all the key issues raised alongside a proposed Council response is attached in Appendix 1. Several key issues were raised including:
- (a) It may be prudent for the Council to delay the progression of the Biodiversity Net Gain SPD until the Environment Bill is passed into law. This would enable the Council to reflect the requirement to deliver a 10% net gain in biodiversity within the SPD, rather than providing only limited guidance beyond that set out in the Local Development Plan.
 - (b) Progress on the SPD should be postponed until after the SADPD is adopted.
 - (c) The SPD should emphasise that off-site provision should only be sought in exceptional circumstances.
 - (d) The Council must seek to fully understand the consequences of applying the BNG SPD as drafted, in terms of viability, site capacity and overall strategy/objectives of the LPS.
 - (e) We support the proposal that final guidance should incorporate guidance on small sites.
 - (f) CEC (Cheshire East Council) should commit to bring forward a portfolio of off-site projects on land it controls or influences. This would reduce the pressure on developers to provide their own off-site projects.
 - (g) The SPD requires amendment to stipulate that BNG should not increase the risk of bird-strike hazard within 13km of the airport.
- 19 Several amendments have been made to the document in the light of comments made, including:

- (a) The circumstances under which the Council will seek to levy net gain.
- (b) Revised advice on employing the DEFRA Metric.
- (c) References and clarity regarding the approach regarding Manchester Airport and other airport safeguarding measures.
- (d) Revisions to provide greater clarity to the development management process and the Councils approach to small sites.

Reasons for Recommendations

- 20 An SPD is not part of the statutory development plan. It is a recognised way of putting in place additional planning guidance and a material consideration in determining planning applications in the borough.
- 21 Providing clear, detailed guidance up front about policy expectations should enable applicants to better understand policy requirements. The SPD should assist applicants when making relevant planning applications, and the Council in determining them.
- 22 Providing improved guidance on BNG, particularly through the advice related to how on-site delivery should be designed and how off-site contributions should be calculated allows site promoters to select a range of policy compliant approaches to improve habitats and biodiversity.
- 23 Providing such guidance should assist the Council to reduce our impact on our environment by improving biodiversity and natural habitats in the borough.

Other Options Considered

- 24 The Council could choose not to prepare a SPD on BNG or not progress the first draft document to completion. Any relevant planning application would continue to be assessed against existing planning policies. However, this would not allow the Council to provide additional practical guidance on this matter or give clarity to the approach that should be employed by all parties in a consistent way that gives certainty to applicants and decision makers.

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Option	Impact	Risk
Do not nothing	The BNG SPD could not progress through the stages required by legislation and therefore could not be adopted.	The improved outcomes that could be achieved through additional guidance on how developers are

	<p>The Councils preferred approaches for assessment of BNG and how to calculate and implement investment would not be set out.</p>	<p>expected to address policies of the local plan, would not be achieved.</p> <p>Whilst 10% BNG would still be a legal requirement, a lack of guidance on the approach to how this should be achieved could result in a compromised solution, applied inconsistently.</p>
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Implications and Comments

Monitoring Officer/Legal

- 27 The Planning and Compulsory Purchase Act 2004 (as amended) and the Town and Country Planning (Local Development) (England) Regulations 2012 provide the statutory Framework governing the preparation and adoption of SPDs. These include the requirements in Section 19 of the 2004 Act and various requirements in the 2012 Regulations including in Regulations 11 to 16 that apply exclusively to producing SPDs.
- 28 Amongst other things, the 2012 regulations require that an SPD contain a reasoned justification of the policies within it and for it not to conflict with adopted development plan policies.
- 29 The National Planning Policy Framework and the associated Planning Practice Guidance also set out national policy about the circumstances in which SPDs should be prepared.
- 30 SPDs provide more detailed guidance on how adopted local plan policies should be applied. They can be used to provide further guidance for development on specific sites, or on issues, such as design. SPDs are capable of being a material consideration in planning decisions but are not part of the development plan.

Section 151 Officer/Finance

- 31 There are no significant direct financial costs arising from consultation on the SPD. The costs of printing and the staff time in developing the SPD are covered from existing budgets of the planning service.
- 32 In the longer-term the collection of financial contributions toward BNG, in lieu of on-site delivery, will generate income that will be specifically ring fenced toward investment in BNG at locations across the borough. Income will be received via S106 legal agreements and may only be spent within the terms specified in the agreement, i.e., on securing biodiversity net gain. Investment in BNG will be monitored and reported on periodically.

Policy

- 33 The SPD will provide guidance on existing development plan policies related to the delivery of biodiversity net gain from development sites. The SPD will give additional advice to applicants on how they can demonstrate they have complied with relevant policies of the development plan related to this matter.

An open and enabling organisation	A Council which empowers and cares about people	To reduce our impact on our environment.
n/a	n/a	<p>To improve biodiversity and natural habitats in the borough.</p> <p>Better guidance on BNG helps the Local Planning Authority secure delivery of improved design and habitats in new development schemes.</p> <p>It helps the authority collect the full number of financial contributions required, to invest in habitat and biodiversity at locations across the borough.</p>

Equality, Diversity, and Inclusion

- 34 The Council has a duty under Section 149 of the Equalities Act to have due regard to the need to: eliminate discrimination; advance equality of opportunity between persons who share a “relevant protected characteristic” and persons who do not share it; foster good relations between persons who share a “relevant protected characteristic” and persons who do not share it.
- 35 The final draft BNG SPD provides guidance on securing biodiversity net gain from new development. The SPD is consistent with the LPS and

SADPD which were themselves the subject of an Equalities Impact Assessment (EQiA) as part of an integrated Sustainability Appraisal. The initial draft SPD was supported by an EQiA. An updated version of the draft BNG SPD EQiA has been prepared (appendix 4) and will be published alongside the draft SPD for comment.

Human Resources

- 36 The subject matter of the report does not give rise to any particular risk management measures because the process for the preparation of an SPD is governed by legislative provisions (as set out in the legal section of the report).

Risk Management

- 37 The subject matter of the report does not give rise for any particular risk management measures because the process for the preparation of an SPD is governed by legislative provisions (as set out in the legal section of the report).

Rural Communities

- 38 The final draft Biodiversity Net Gain SPD seeks to provide further guidance on the provision and management of habitats and ecologically valuable sites in the borough, some of which may be located in rural communities. Overall, a positive impact is anticipated as funds from BNG contributions are invested in rural areas.

Children and Young People including Cared for Children, care leavers and Children with special educational needs and disabilities (SEND)

- 39 The final draft SPD seeks to provide additional guidance on the provision of habitats in the borough. The appropriate provision of habitats can help support sustainable communities, especially where small scale landscaping and habitat creation is carefully provided and integrated with recreation and green space. In a limited way this creates a positive impact on these groups.

Public Health

- 40 The final draft SPD will contribute to the delivery of habitats and ensure a managed approach to investment in the built and rural environments that can have a positive impact on public health by supporting the ecosystem services that underpin our society. It is expected the BNG is primarily delivered on site, therefore a greater positive impact is expected in urban areas, across all age groups.

Climate Change

- 41 The final draft SPD highlights the importance of biodiversity, habitats, and green space in addressing and mitigating the impact of climate change. Creating and restoring habitats that have been degraded can have a significant role to play in creating carbon sinks ensuring the survival of species and mitigating the impacts of climate change.

Access to Information	
Contact Officer:	Tom Evans Neighbourhood Planning Manager Tom.Evans@cheshireeast.gov.uk 01625 650023
Appendices:	Appendix 1: Draft BNG Report of Consultation Appendix 2: Final Draft BNG Supplementary Planning Document Appendix 3: SEA / HRA Screening Report Appendix 4: Draft Equalities Impact Assessment Screening Report
Background Papers:	N/A

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Document section	Summary of the main issues raised	Representors	Council response including any changes proposed
Section 1: Introduction	The content of this draft Biodiversity Net Gain SPD aligns much more closely with the SADPD which awaits Examination rather than the adopted Plan document from 2017.	Cashtal Properties Ltd	<p>The first draft BNG SPD was prepared in anticipated of the SADPD being adopted in early 2022 but the examination process took longer than expected. The SADPD has now been examined, found sound and adopted in December 2022.</p> <p>The BNG SPD provides guidance on environmental policies of the CELPS but has been designed to align closely to the SADPD, in particular to policies 'ENV1 Ecological Network' and 'ENV2 Ecological Implementation'.</p>
	All staff and elected members involved in consideration of biodiversity issues relating to planning decisions need to be adequately trained and mentored	Peak District National Park Authority	Staff and elected members have undertaken training in BNG matters and CPD related to this agenda is an on-going requirement and practice for in-house ecologists who provide internal training to planning staff.
Section 2	CPRE recognise SA and SEA not required of the document	CPRE Cheshire	Cheshire East Council are of the view that SEA and SA are not a required part of the process related to the production of this SPD.
Section 3	This section could be considerably strengthened by conveying the urgency that the interlinked climate and biodiversity crisis means for making biodiversity net gain	Mr. Christopher Thornton	Noted. Further explanatory text has been included in the introductory parts of the document.
	We recommend that a reference should be included to the climate emergency and the harm to biodiversity that will arise consequently in the future.	CPRE Cheshire	As above
	<p>We consider that no further work can proceed on the emerging BNG SPD until:</p> <p>1. The objections to the emerging SADPD in relation to biodiversity net gain have been resolved through independent examination; and/or</p> <p>2. The Environment Bill has received royal assent and there will undoubtedly be transition arrangements in place for authorities whereby adopted development plans do not place such a burden on developers. Appendix 1 of the BNG SPD seeks to address strategic environmental assessment and habitat regulations assessment screening and it concludes that no significant environmental effects would arise as a result of the SPD.</p>	<p>Bloor Homes (NW) Ltd</p> <p>Jones Homes & Persimmon Homes (Jones Homes & Persimmon Homes</p>	<p>The first draft BNG SPD was prepared in anticipated of both the progression of Environment Act being implemented , and the SADPD being adopted in early 2022. However the examination process for the SADPD took longer than expected. The SADPD has now been examined, found sound and adopted in December 2022.</p> <p>The BNG requirements of the Environment Act come into force in November 2023 and it has been prudent to delay progression of this SPD to allow for the emergence of further guidance on how the Act should be implemented, and also await for the publication of associated regulations.</p> <p>The BNG SPD provides guidance on environmental policies of the CELPS but has been designed to align closely to the</p>

			<p>SADPD, in particular to policies 'ENV1 Ecological Network' and 'ENV2 Ecological Implementation'.</p> <p>The points raised have now been resolved.</p>
	It may be prudent for the Council to delay the progression of the Biodiversity Net Gain SPD until the Environment Bill is passed into law. This would enable the Council to reflect the requirement to deliver a 10% net gain in biodiversity within the SPD, rather than providing only limited guidance beyond that set out in the Local Development Plan.	Gladman Developments Ltd	As above, the Bill is now enacted.
	The Framework does not advocate a blanket approach to biodiversity net gain and it does not promote a quantitative metric calculator for identifying whether a net gain can be achieved.	Bloor Homes (NW) Ltd Jones Homes & Persimmon Homes (Jones Homes & Persimmon Homes	The wording in this section has been updated to reflect the point raised and to set out the preference for using a quantitative metric.
	The Council must in the first instance seek to fully understand the consequences of applying the BNG SPD as drafted in terms of viability, site capacities and the overall strategy and objectives of the Cheshire East LPS.	Bloor Homes (NW) Ltd Jones Homes & Persimmon Homes (Jones Homes & Persimmon Homes	Viability of the primary policies which this SPD provides guidance on was considered during the examination of the SADPD. No viability problems were identified.
	There is no evidence that the Council has sought to understand the implications of the Draft BNG SPD for the requirements for a deliverable supply of sites.	Bloor Homes (NW) Ltd	As above
	The detailed guidance set out in the BNG SPD should only relate to the policies of the adopted development plan, in accordance with national policy and the legal framework governing the remit of supplementary planning documents.	IM Land	<p>The first draft BNG SPD was prepared in anticipated of both the progression of Environment Act being implemented , and the SADPD being adopted in early 2022. However the examination process for the SADPD took longer than expected. The SADPD has now been examined, found sound and adopted in December 2022.</p> <p>The BNG requirements of the Environment Act come into force in November 2023 and it has been prudent to delay progression of this SPD to allow for the emergence of further guidance on how the Act should be implemented, and also await for the publication of associated regulations.</p> <p>The BNG SPD provides guidance on environmental policies of the CELPS but has been designed to align closely to the SADPD, in particular to policies 'ENV1 Ecological Network' and 'ENV2 Ecological Implementation'.</p> <p>The points raised have now been resolved.</p>

	The SPD requires amendment to stipulate that BNG should not increase the risk of bird-strike hazard within 13km of the airport	Manchester Airport Group	The point is noted and the SPD has been updated accordingly to clarify the approach to BNG within the Manchester Airport Consultation zone and provide a link to digital mapping for applicants.
Section 4	We advise that this section includes clarification that Biodiversity Net Gain (BNG) does not replace existing environmental legislation or policy requirements. This includes the application of the mitigation hierarchy and BNG does not apply to development subject to the Habitats Regulations	Natural England	Noted, document updated accordingly.
	In answer to the question in paragraph 4.1, whether smaller sites should consider biodiversity net gain, we believe there should be a commitment to ensure a minimum of 10% Biodiversity Net Gain for all developments in Cheshire East and this must be highlighted in the Supplementary Planning Document	The Environment Agency	Explanatory text has been included in regard to small sites
	the SPD's progress should be held in abeyance until the BNG legislation within the Environment Bill passes into law, with the associated DEFRA metric endorsed and finalised by government	Barratt David Wilson North West, Barratt Homes Manchester, Bellway Homes, Taylor Wimpey Homes and Redrow Homes	Plasesee comments above
	We note that DEFRA will be introducing a "small sites" metric and the SPD should commit to being fully consistent with this to ensure clarity for developers.	Jones Homes & Persimmon Homes (Jones Homes & Persimmon Homes	A small sites metric has been published . The SPD has been updated to reflect this guidance.
	Achieving the "greatest" BNG is not a requirement of national policy and should not therefore be sought within the SPD. It also fails to reflect other valid constraints/considerations which may arise on site which mean that the greatest BNG cannot be achieved.	Harrow Estates plc and Avro Heritage Ltd	Noted, the wording in the document has been changed in the interests of clarity.
	The provision for off-site mitigation should be incorporated into §4.4(d) for consistency with the broad approach advocated elsewhere in the draft SPD.	Bourne Leisure Limited	This has now been addressed in the document.
	Recommendation (2) At §4.4 clarification needs to be added to confirm that this is a data gathering exercise, and not a field-based exercise.	Barratt David Wilson North West, Barratt Homes Manchester, Bellway Homes, Taylor Wimpey Homes and Redrow Homes	This has now been addressed in the document.
Section 5.	acknowledging that the ecological networks are likely to evolve into Local Nature Recovery Strategy Networks which will play an important role in guiding the delivery of BNG going forward	Natural England	This has now been addressed in the document.
	The Ecological Network Map is difficult to decipher.	Transition Wilmslow	A link to a digital version of this map has been included and the original image removed.
	production of the SPD should be delayed until the adoption of the SADPD so that the evidence can be tested properly, and it can be demonstrated that the two documents clearly align.	Harrow Estates plc and Avro Heritage Ltd	See comments above

	canal corridors may also be recognised as potential 'off site' ecological assets for habitat provision (section 8.11), and prioritised for projects where additional benefits need to be sought. Offsite commuted sums could be used to provide biodiversity net gain along our waterways, where these can't be secured on site.	Canal & River Trust	To consider
	For the avoidance of doubt it is necessary that this section makes clear what type and scale of application or development will be subject to these requirements.	Bourne Leisure Limited	Type and scale of application referenced
	At §5.3 the guidance should be updated to make clear that the Core Area can be delivered off-site or potentially through the use of 'Biodiversity Credits' to be brought in under the Environment Bill. This can be achieved by including "on or off the development site" following "the size of the core area":	Barratt David Wilson North West, Barratt Homes Manchester, Bellway Homes, Taylor Wimpey Homes and Redrow Homes	To consider
	The requirements should be proportionate, and the text should be re-worded to clarify the types of application to which this requirement will apply.	Harrow Estates plc and Avro Heritage Ltd	To consider
Section 6	it would be more appropriate to produce the SPD once the relevant legislation has reached Royal Assent, and the final version of the metric has been published	Bourne Leisure Limited	See comments above
	Gladman recommend that the Council consider allocating land to specifically provide opportunities for offsite mitigation of the effects of new development on biodiversity. This would be a proactive approach to ensuring a net gain in biodiversity can be achieved by all new development, where offsite mitigation is required.	Gladman	Not possible.
	The other triggers for requiring application of the metric are unclear. To ensure there is no doubt when an application would trigger this requirement "all other developments effecting natural or semi-natural habitats" and a "transport scheme" should be more clearly defined or explained to assist in transparency of the Council's application of this requirement.	Bourne Leisure Limited Harrow Estates plc and Avro Heritage Ltd	To consider. New wording has been introduced at X to further clarify the position in this regard
	Consider whether each change to a layout requires BNG – what parameters are reasonable?	Bourne Leisure Limited	To consider
	The SPD appears to suggest at §6.3 that there will be a requirement for a different BNG calculation if a layout changes. This requirement is considered to be disproportionate.	Harrow Estates plc and Avro Heritage Ltd	To consider
	The SPD should make it clear about what level of detail is expected for the different types of planning application e.g. outline, reserved matters or full planning applications.	Jones Homes & Persimmon Homes (Jones Homes & Persimmon Homes	Further guide has been provided at section X regarding
	It is not clear to an applicant how 'pollution' should be interpreted and how the direct and indirect effects of a development in terms of pollution should or are expected to be calculated.	Bourne Leisure Limited	To consider
	§6.6 as currently drafted is inaccurate and therefore needs to be removed; the current metric (2.0) does not allow for indirect impacts to be input into the calculator	Barratt David Wilson North West, Barratt Homes Manchester, Bellway Homes, Taylor Wimpey	Use of latest metric included in the latest version. Further guidance provided on indirect impacts.

		Homes and Redrow Homes	
	We would strongly suggest that reference to the Cheshire Wildlife Trust is removed from paragraph 6.8 due to the potential perceived conflict of interest.	Barratt David Wilson North West, Barratt Homes Manchester, Bellway Homes, Taylor Wimpey Homes and Redrow Homes	Reference removed
	Clarity is requested in relation to §6.10. It states: The survey and calculation should include the whole of the development boundary (red line) and adjacent land where direct or indirect impacts upon adjacent habitats are anticipated. As written the emerging SPD suggests surveys will be required to look at land within the red edge but also land beyond. It is not clear what would trigger a requirement to consider land outside the red edge.	Bourne Leisure Limited Barratt David Wilson North West, Barratt Homes Manchester, Bellway Homes, Taylor Wimpey Homes and Redrow Homes Harrow Estates plc and Avro Heritage Ltd	The document has been updated to clarify the circumstances under which land outside the red-line boundary will be considered for the purposes of BNG calculations.
	The survey and calculation should NOT be required to consider or include (undefined) 'adjacent' habitats. It should focus on the red line area.	Mineral Products Association	The document has been updated to clarify the circumstances under which land outside the red-line boundary will be considered for the purposes of BNG calculations.
	The SPD should make reference to use of future subsequent versions of the metric.	various	
	Identify phrases that need clarifying in the glossary 'low distinctiveness' 'poor condition' etc.		The glossary has been updated.
	The statement that creation of low distinctiveness habitats can only ever reach poor condition is harsh given that the SPD specifically encourages developers to incorporate biodiverse habitats into the site's green infrastructure. There are many examples of design guidance that focusses on biodiversity. The SPD should provide more encouragement for developers to build biodiverse-friendly habitats into new urban habitats. We suggest that this is re-worded to state that low distinctiveness habitats will normally be expected to achieve poor condition, unless the applicant can demonstrate how moderate or good condition would be achieved for the site in question.	Jones Homes & Persimmon Homes (Jones Homes & Persimmon Homes - 1274852)	noted
	The wording of the SPD at §6.14 regarding pre-development habitat value should be rephrased to more precisely reflect the emerging legislation in the Environment Bill	Bourne Leisure Limited	The section has been updated to more closely reflect the legislation.
Section 7	General support for use of the mitigation hierarchy		noted
	Harrow broadly supports the suggested approach to applying the mitigation hierarchy but considers that there should be scope to agree mitigation with the Council during the application process	Harrow Estates plc and Avro Heritage Ltd	noted

	For outline applications, it may not be possible or reasonable for a developer to provide detailed information on how or where off-site measures will be delivered. This statement of the mitigation hierarchy should be accompanied by a recognition that for outline applications, sufficient information should be provided to give the LPA confidence that BNG can be secured through conditions or obligations attached to the outline permission.	Jones Homes & Persimmon Homes (Jones Homes & Persimmon Homes	Noted and clarification provide in the document
Section 8	It would be beneficial to provide clarity on the preference for on-site provision of BNG and that the Council will only consider off-site provision when it has been adequately demonstrated that net gains cannot be achieved on-site. Natural England advise that off -site provision should always be located as close as possible to where the losses in habitat will occur	Natural England	
	Section 8 places the onus entirely on the developer to prepare a package of measures in advance of a planning application submission and ensure deliverability and long-term management arrangements. This puts a great deal of burden on the developer and is likely to result in an ad-hoc and inconsistent approach in terms of planning applications. A simple mechanism for S106 should be put in place, led by the Council.	Bloor Homes (NW) Ltd Jones Homes & Persimmon Homes (Jones Homes & Persimmon Homes	It is the developers responsibility to demonstrate how will achieved net gain.
	8.5 inconsistent with earlier parts of the document. Agreement mechanism for offsite/onsite delivery not set out. Monitoring and management plan needs to be proportionate.	Bourne Leisure Limited	noted
	Recommendation (9) Clarification is required at §8.5(d) to make clear the meaning of the term 'strategically important'. Recommendation (10) Clarification is required at §8.5(g) to make clear which bodies will run the proposed 'offset register'. Recommendation (11) Clarification is required at §8.5(h) to make clear which bodies will be responsible for 'monitoring'.	Barratt David Wilson North West, Barratt Homes Manchester, Bellway Homes, Taylor Wimpey Homes and Redrow Homes	noted
	Consider including model clauses at 7.5	Bloor Homes (NW) Ltd	noted
	8.6 This should be amended to read "pay reasonable professional fees associated with the above, up to an agreed sum".	Mineral Products Association	noted
	8.7 clarify what 'detailed worked up proposals' means	Bourne Leisure Limited	noted
	For outline applications, sufficient detail should be provided to demonstrate that there is no reason for the LPA to consider that BNG cannot be delivered through planning condition or obligation.	Jones Homes & Persimmon Homes (Jones Homes & Persimmon Homes	Noted and document updated
	Harrow therefore considers that flexibility should be introduced to the guidance and would suggest that the wording "where possible" is added to the end of the first sentence of §8.11.	Harrow estates	noted
	The Council needs to provide resource to identify land parcels suitable for offsite solutions and create a geodatabase of sites that have been assessed and verified as potential offset sites. This would create a more open market.	Jones Homes & Persimmon Homes (Jones Homes & Persimmon Homes	This is not the role of the council currently.

	General support for offsite provision and recognition that this may be some distance from the development site	various	noted
	the document needs more clarity on how the Council will assess and weigh off-setting BNG schemes in non-strategic locations.	Jones Homes & Persimmon Homes (Jones Homes & Persimmon Homes	
Section 9	9.1 - Consistency is needed with para 4.1	Jones Homes & Persimmon Homes (Jones Homes & Persimmon Homes	
9.14	In the first instance we note that the Council will receive a fee for the determination of the planning application and as this work will form part of the application process there is no clear justification for an additional fee. If this fee is to be applied, the precise fee should be identified, evidence should be provide to show why it cannot be covered by the planning application fee and evidence should be provided to show how the figure identified has been derived. Harrow is concerned that the unit costs identified and set up fees seem high and no clear explanation is provided to demonstrate how these costs have been derived so it is not clear whether they are justified.	Harrow Estates plc and Avro Heritage Ltd Barratt David Wilson North West, Barratt Homes Manchester, Bellway Homes, Taylor Wimpey Homes and Redrow Homes	Approach to fees updated with updated explanation.
	The Council's proposed admin fee of £1,200 per unit seems reasonable, but there should be a basis of calculation provided for transparency	Jones Homes & Persimmon Homes (Jones Homes & Persimmon Homes	Approach to fees updated with updated explanation.
	Gladman submit that the formula and a breakdown for these costings (and any subsequent updates) is provided for review and comment.		Approach to fees updated with updated explanation.
	9.22 we would welcome standard templates for both conditions and s106 agreements as they would help avoid any delays with decision making.		Included in Appendices
	No break-down is provided at §9.23 on how the set-up fee has been calculated (at £6,945). In any event, and especially if these costs are from Cheshire Wildlife Trust, the future draft of the SPD needs to provide additional evidence justifying this figure. It is not considered to be reasonable as drafted, without this justification. The £6,945 set-up fee per agreement seems high for simple agreements. We appreciate the benefits of a simple charging structure, but we suggest the Council might consider a two-band structure with a lower charge for small schemes and/or situations where a new management plan does not need to be prepared. In any case, the £6,945 should be clarified in terms of staff time, in the interests of transparency.		Approach to fees updated with updated explanation.
Section 10 10.1	It is not clear how an 'approved' organisation will be defined and agreed by the LPA. Harrow considers that details should be provided as to how these "approved responsible" bodies will be identified as this information is not currently provided in the SPD.	Bourne Leisure Limited Harrow EStates	noted

10.1	Section 10 needs to be strengthened to include a detailed process for coming to these legal agreements with developers including a list of appropriate sanctions if they will not comply. Therefore, there should be a recommendation that the biodiversity agreement MUST BE IN PLACE before the development starts.	Bollington Town Council	noted
10.4	We disagree that all High Distinctiveness habitats require a specialist contractor to implement, and we are not convinced that this will be enforceable. We suggest that this requirement is modified to state that for high distinctiveness habitats, the developer's ecologist should provide assurances of the ability of the contractor to implement the habitat establishment	Jones Homes & Persimmon Homes (Jones Homes & Persimmon Homes	noted
10.5	At §10.5 the SPD notes that the implementation of off-site habitat creation proposals will be secured by means of a section 106 agreement. Whilst this approach is welcomed, Bourne Leisure considers that the option of securing proposals by means of a negatively worded 'Grampian' condition should also be included in this section.	Bourne Leisure Limited	noted
10.6	Harrow notes that §10.6 of the SPD requires that all development proposals must also include proposals for the incorporation of features to enhance the biodiversity of the resulting development in addition to proposals for habitat creation and enhancement as assessed by the biodiversity metric calculation. Examples identified include green wall and green/brown roofs, and features for nesting birds and bats. Harrow is concerned that this requirement is effectively seeking additional biodiversity enhancement when proposals will already be subject to significant biodiversity requirements through the metric. It is not considered that this approach is justified as the Council will effectively be 'double charging' in order to achieve additional biodiversity gain.	Harrow Estates plc and Avro Heritage Ltd	Approach clarified and updated in the document
10.7	We do not consider that the wording of §10.7 (page 24) is currently appropriate, as it states that where schemes that are classed as 'minor AND not affecting natural/semi-natural habitats', they will be exempt from having to be put through the Defra metric. We consider that all minor and small-scale major applications should be exempt. This approach would remain consistent with the adopted and emerging Development Plan Documents as they would still have to demonstrate ecological enhancement, using appropriate features from (a) – (k) in §10.8. (18) The reference to natural and semi-natural habitats should be removed from paragraph 10.7 and replaced by a scale-based approach which would remain consistent with the Development Plan whilst continuing to ensure BNG is delivered.	Barratt David Wilson North West, Barratt Homes Manchester, Bellway Homes, Taylor Wimpey Homes and Redrow Homes	Legislation has been updated to clarify the position, the updated document reflects this.
10.8	The list of BNG features is good, but more guidance is needed on what is actually expected and what a planning officer and small developer should agree on without specialist knowledge. Again, this indicates that a Biodiversity SPD should precede or incorporate the BNG SPD. Alternatively, the Cheshire East Design Guide could be amended to incorporate advice on BNG measures.	Jones Homes & Persimmon Homes (Jones Homes & Persimmon Homes	noted
Section 11	We advise the Ecological Network Map should be made available as an online interactive map and with GIS shapefiles for download and use.	Jones Homes & Persimmon Homes (Jones Homes & Persimmon Homes	noted
	Whether within the red line of a proposed development or at an offsite area, an isolated area of gain for biodiversity will be of limited value if there is not an identified	Mr Roger Cole	noted

	corridor or stepping ability to a wider natural environment. In all cases the developer should be required to demonstrate that this linking is identified within the proposal.		
Section 12	England Trees Action Plan and Peat Action Plans introduce actions to research further protections for such habitats. We suggest that there is merit in referring to these strategies and perhaps deferring more detailed guidance on buffer zones pending the outcome of these pieces of research.		Guidance on buffer zones has been included
Section 13	Table 1 has a vague heading— states CWT BNG. Clarification is required on the purpose of this table and if this is a Cheshire Wildlife Trust (CWT) or Cheshire East requirement, Tables 2 and 3 are not appropriately titled and reference is again made to CWT. Full clarification is required on how the costs and prices have been calculated for transparency as expected from a local authority.	Jones Homes & Persimmon Homes (Jones Homes & Persimmon Homes	Table updated, references updated
13.4	Accelerated succession will not be an option in Defra metric 3.0 and sites which are suitable for woodland creation may not always support existing grassland. Finer detail and more clarification is needed on this point.	Jones Homes & Persimmon Homes (Jones Homes & Persimmon Homes	noted
	Recommendation (20) Land should not be designated as Potential Local Wildlife Sites unless there is a realistic chance of habitats being proposed, we would instead suggest that future monitoring of land to assess its suitability against the Local Wildlife Sites Criteria.	Barratt David Wilson North West, Barratt Homes Manchester, Bellway Homes, Taylor Wimpey Homes and Redrow Homes	noted
	Recommendation (14) A breakdown should be included to justify how the figure of £1,200 covering Cheshire East Council's costs is arrived at, given that we are not aware of other Local Authorities who charge such a fee.	As above	Noted and approach modified
	Recommendation (16) It is essential that a break-down of the £6,945 set-up fee is provided as justification to Table 1, to ensure the SPD is robust and reasonable.	As above	Noted, approach modified
	It is therefore essential that the SPD is explicit in stating that the BNG metric will not be applied to sites which already benefit from outline planning permission, given that to introduce this would go beyond the scope of a Reserved Matters submission. This is a key point that the guidance needs to cover as both the adopted LPS and the emerging SADPD refer only to Net Gain being delivered within 'development proposals', and does not differentiate between Full, Outline, and Reserved Matters submissions.	As above	Noted, approach modified and reference to how outline applications should be dealt with is included

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Cheshire East Local Plan

Biodiversity Net Gain Supplementary Planning Document

Final Draft

October 2023



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1. Introduction

- 1.1 Biodiversity is the variety of different living things on Earth. It benefits humanity in numerous ways including keeping our air and water clean, controlling pests, pollinating crops, maintaining healthy soils, providing medicines and improving mental health. Biodiversity also makes ecosystems more resistant to climate change through the moderation of temperatures with the shade it provides, and the absorption of Co2 from the atmosphere.
- 1.2 Through the need for housing, and demand for land for agriculture, the available space for biodiversity and the complex food-webs required to support it has decreased to a fraction of the size and quality it would naturally be. The world has lost somewhere in the region of 69% of its wildlife population in the past fifty years alone. One million plant and animal species are currently threatened with extinction. This mass extinction, if left unaddressed, threatens all the benefits we enjoy from biodiversity, with potential catastrophic impacts on civilisations across the world.
- 1.3 We have a collective responsibility to support the improvement of biodiversity from the position it is at now and planning has a role to play. Through policies in the Cheshire East Development Plan, the council has an ambition to secure improvements to biodiversity when development takes place. With the introduction of Biodiversity Net Gain via the Environment Act, the guidance in this document helps to explain how the Council will apply it's policies and how developers can support improvements to biodiversity by ensuring a net gain is achieved.

Purpose of the Supplementary Planning Document

- 1.4 Supplementary Planning Documents ("SPDs") add further detail to policies contained within the development plan and are used to provide guidance on specific sites or particular issues. SPDs do not form part of the adopted development plan but they are a material planning consideration in decision taking.
- 1.5 This Final Draft Biodiversity Net Gain SPD provides guidance related to existing development plan policies found in the Cheshire East Local Plan Strategy (adopted July 2017) and the Site Allocations and Development Policies Document (adopted December 2022), particularly those policies that address the Council's approach to protecting the natural environment, securing ecological enhancements and Biodiversity Net Gain (BNG).
- 1.6 The Final Draft SPD:
 - 1.6.1 Explains terminology and practice associated with biodiversity conservation.
 - 1.6.2 Explains the level of biodiversity net gain the Council expects development to achieve in Cheshire East, and where it should be secured.
 - 1.6.3 Sets out what written information is required to submit with a planning application regarding protection of the natural environment and the securing Biodiversity Net Gain;
 - 1.6.4 and

- 1.6.5 Provides guidance on what measures will be required if the minimum levels of Biodiversity Net Gain level cannot be achieved on site.

Status of the SPD

- 1.7 The SPD has been prepared in accordance with the Planning Act 2004 and the associated Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).
- 1.8 Once finalised and published, this document will replace the Macclesfield Borough Council Nature Conservation SPD and be a material consideration in the determination of planning applications.

2. First Draft SPD Consultation

- 2.1 Consultation on the first draft of the BNG SPD took place between May and June 2021. A total of 296 comments were received from 43 parties.
- 2.2 A Report of consultation, including a summary of the changes made to this final draft SPD is included at Appendix 3.
- 2.3 Final Draft SPD Consultation
- 2.4 Consultation on the final draft SPD will take place between XX October 2023 and XX November 2023. Comments must be received by the Council no later than 5pm on XX November 2023 (dates to be defined).
- 2.5 The consultation documents can be viewed online at:
- 2.6 <https://cheshireeast-consult.objective.co.uk/portal/planning/spd/hmo>
- 2.7 and can be accessed via computer terminals at public libraries in Cheshire East during opening hours (for information about opening hours see www.cheshireeast.gov.uk/libraries or telephone 0300 123 7739).
- 2.8 There is no legal requirement for Supplementary Planning Documents to be accompanied by Sustainability Appraisal, and this is reinforced in national planning guidance. However, in exceptional circumstances there may be a requirement for SPDs to be subject to Strategic Environmental Assessment (SEA) where it is considered likely that they may have a significant effect on the environment that has not already been assessed within the SEA of the Local Plan. A screening assessment of this SPD has been undertaken and concludes that further such assessment is not necessary.
- 2.9 A screening exercise has also been carried out to determine whether the document gives rise to the need for Appropriate Assessment (under the Habitats Regulations). This similarly concludes that further such assessment is unnecessary. These screening assessments have been published (Appendix 4) and you can give your views on their findings too.

Submitting your views

- 2.10 The council's online consultation portal is our preferred method for submitted responses, but you can also respond by e-mail or in writing using a comment form available online and at the locations listed above. You can respond:
- 2.11 Online: Via the consultation portal at: <https://cheshireeast-consult.objective.co.uk/portal/planning/spd/hmo>
- 2.12 By e-mail: To planningpolicy@cheshireeast.gov.uk
- 2.13 By post: Strategic Planning (Westfields), C/O Municipal Buildings, Earle Street, Crewe CW1 2BJ
- 2.14 Please make sure that your comments reach us by **5pm on the XX of November 2023.**
- 2.15 The Council cannot accept anonymous comments and consultees must provide a name and contact details. Your personal data will be processed in line with our Strategic Planning Privacy Notice, which is available on the council's website (www.cheshireeast.gov.uk). Your name and comments will be published and made available to view on the Council's online consultation portal.

What happens after the consultation?

- 2.16 Following consultation, the Council will carefully consider all representations received before deciding whether any amendments to the draft SPD are needed. The final version of the SPD alongside a Consultation Statement summarising the feedback and changes to the SPD will then be published for further comment before the SPD is adopted.
- 2.17 Once adopted the SPD will be formal planning guidance and will be considered as a material consideration to securing planning obligations in the Cheshire East area.

3. Planning Policy Framework

- 3.1 Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise¹. Material planning considerations include national planning policy and adopted supplementary planning guidance, where relevant.

Legislative Context

- 3.2 Under the Environment Act 2021 all planning permissions granted in England (with a few exceptions) except small sites will be required to deliver at least 10% net gain in November 2023. Biodiversity Net Gain will be required for small sites from April 2024.

¹ Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990.

Net Gain will be measured using the Defra Biodiversity Metric and habitats will need to be secured for 30 years.

National Policy Context

- 3.3 The National Planning Policy Framework ('the Framework') includes references to biodiversity net gain which are relevant to decision taking and the guidance provided in this SPD. Relevant extracts from the Framework include paragraph 174:
 - 3.3.1 Planning policies and decisions should contribute to and enhance the natural and local environment by:
 - 3.3.2 protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
 - 3.3.3 and
 - 3.3.4 minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures
- 3.4 Paragraph 179:
- 3.5 To protect and enhance biodiversity and geodiversity, plans should:
 - 3.5.1 a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation;
 - 3.5.2 and
 - 3.5.3 b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.
- 3.6 Paragraph 180:
 - 3.6.1 (a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
 - 3.6.2 And
 - 3.6.3 (d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

- 3.7 Additional guidance on Biodiversity Net Gain is also available via the [National Planning Practice Guidance](#).

Local planning policy

- 3.8 Relevant local planning policies are set out in the development plan for the area. The development plan for Cheshire East currently comprises of the Cheshire East Local Plan Strategy, adopted July 2017 and the Site Allocations and Development Policies Document (“SADPD”), adopted December 2022, saved policies from the Cheshire Waste Local Plan and saved policies from the Cheshire Minerals Local Plan. Neighbourhood Development Plans that have been successful at referendum and have subsequently been ‘made’ also form part of the statutory development plan.
- 3.9
- 3.10 Development plan policies of relevance to Biodiversity Net Gain are summarised below. Consideration will also be given to other relevant planning policies within each plan, where appropriate to the planning application proposals.

Cheshire East Local Plan Strategy

- 3.11 The Cheshire East Local Plan Strategy (“LPS”) was adopted on the 21 July 2017, and this is the strategic plan for the borough. Relevant policies include but are not limited to the following:
- 3.12 Policy IN 2: Developer Contributions
- 3.13 Policy SE 6: Green Infrastructure
- 3.14 Policy SC 3: Health and Well-Being
- 3.15 Policy SE 3: Biodiversity and Geodiversity
- 3.16 Policy SE 5: Trees, Hedgerows and Woodland
- 3.17 Policy SE 6: Green Infrastructure

Cheshire East Site Allocations and Development Policies Document

- 3.18 The Cheshire East Site Allocations and Development Policies Document (SADPD) was adopted 12th December 2022 and provides more detailed development management policies and smaller scale site allocations than the LPS. Relevant policies include but are not limited to the following:
- 3.19 ENV 1: Ecological Network. This policy states that new development should seek proportionate opportunities to protect, conserve, restore and enhance the ecological network for the borough. Development in sustainable land use areas should enhance the wider environment by actively contributing to the integration and creation of appropriate green infrastructure and habitats.

- 3.20 ENV 2: Ecological Implementation. This policy states development proposals must deliver an overall net gain for biodiversity. Major developments and developments affecting semi-natural habitats must be supported by a biodiversity metric calculation to ensure the delivery of a biodiversity measurable net gain.
- 3.21 ENV 6: Trees, hedgerows and woodland implementation. This policy states replacement trees, woodlands and/or hedgerows must be integrated in development schemes as part of a comprehensive landscape scheme. Where it can be demonstrated that this is not practicable, contributions to off-site provision should be made, priorities in the locality of the development.

Made Neighbourhood Development Plans

- 3.22 As at the 31 March 2023, 36 Neighbourhood Development Plans (“NDP’s”) had been ‘made’ and now form part of the adopted development plan. Further details of these plans can be found on the council’s website:
- 3.23 <https://www.cheshireeast.gov.uk/planning/neighbourhood-plans/neighbourhood-planning.aspx>

Supplementary Planning Documents

- 3.24 The council has adopted a number of Supplementary Planning Documents and full details of these can be found on the council’s website at: https://www.cheshireeast.gov.uk/planning/spatial_planning/cheshire_east_local_plan/supplementary_plan_documents/supplementary_plan_documents.aspx
- 3.25 Relevant SPDs include:
- 3.26 Emerging [Sustainable urban Drainage SPD](#)
- 3.27 Emerging [Developer Contributions SPD](#)
- 3.28 [Congleton Borough Council Trees and Development SPD](#) (October 2006)
- 3.29 [Macclesfield Borough Council Nature Conservation Strategy](#) (October 2006)

Emerging plans:

- 3.30 Cheshire East Minerals and Waste Development Plan Document.
- 3.31 The [Minerals and Waste Development Plan Document](#) is currently in preparation. A first draft was consulted on during November and December 2022. The plan will set out the council’s planning policies on minerals and waste.

4. Other Council Projects and Strategies:

Corporate Plan

- 4.1 The Council's [Corporate Plan](#) 2021-2025 sets out three main aims to be open, fair and green. The Council has an ambition to 'lead our communities to protect and enhance our environment, tackle the climate emergency and drive sustainable development' and within this ambition is a key objective to improve biodiversity and natural habitats in the borough through a number of measures including embedding biodiversity off-setting across the Cheshire East Council Estate, delivering a programme of tree planting and increasing rewilding.
- 4.2 The Corporate Plan also includes objectives to ensure that new development is appropriately controlled to protect and support the borough through a number of actions, including through the preparation and implementation of supplementary planning documents.

Environmental Strategy

- 4.3 In May 2019 the Council committed to become a carbon neutral organisation by 2025 and in January 2022 a further commitment was made to make Cheshire East a carbon neutral borough by 2045.
- 4.4 The Council's [Environment Strategy 2020-2024](#) sets out the key strategies and plans that will be employed to achieve this ambition including the strategic approach to enhancing and protecting the environment as set out in the Council's Development Plan. The Strategy also includes reference to the Council's Green Infrastructure Plan 2019.

Green Infrastructure Plan 2019

- 4.5 The [Green Infrastructure Plan](#) is a road map for a comprehensive and connected Green Infrastructure (GI) to meet the needs of people and nature in the 21st century and to pass on a better environment to the next generation
- 4.6 The plan is intended to help develop projects that deliver a net gain in Green Infrastructure and provides an evidence base and framework to support project delivery.
- 4.7 The plan highlights some strategic areas for consideration and suggests some approaches to partnership working and the involvement of communities or landowners.

Carbon Neutral Action Plan

- 4.8 To support the ambition of the Council to become carbon neutral, the Environmental Strategy committed the Council to produce a [Carbon Neutral Action Plan](#). The plan sets out the actions and pathways the Council should take to achieve carbon neutrality and includes the employment of nature-based solutions and an 'insetting' approach

whereby carbon savings are made within the local authority area through supply chain improvement or activity such as tree planting.

- 4.9 By working with the Mersey Forest and Cheshire Wildlife Trust, the Council aims to plant 100 hectares of trees by 2025, including a 7-hectare site at Leighton Grange in Crewe.

5. Our Requirements

- 5.1 Cheshire East Council are seeking a minimum 10% net gain in biodiversity from new development. This should be delivered on-site, and the gain should be demonstrated using the Defra approved biodiversity metric. Where this is not possible, the gain may involve off-site compensation, with the approach to be agreed with the Local Planning Authority (LPA).
- 5.2 To achieve consistency of information on which to carry out decision-making, the LPA will expect all applications to conform to the guidance in this SPD.
- 5.3 To calculate how the minimum 10% increase in biodiversity is to be achieved, biodiversity losses and gains associated with development and land management practices need to be measured in a consistent, robust, and transparent way. To achieve this, DEFRA has created a [Biodiversity Metric](#) to measure biodiversity losses and gains, which is mandated in Schedule 14 of the Environment Act 2021. DEFRA has also produced a simplified version of the Biodiversity Metric called the Small Sites Metric which can be used for minor development, subject to certain criteria being met.
- 5.4 Where compensation is targeted at a specific species, off site compensation must be delivered in an area where this species is known to occur. Desk and field-based assessments may be required to establish this.
- 5.5 Habitat creation proposals, both on and offsite, must avoid 'down trading' of habitat value, that is seeking to create habitat of lower distinctiveness than those lost. Habitat creation proposals must be additional to any existing obligations and not deliver something that would occur anyway (for example through an existing planning permission, Forestry Commission grant or Environmental Stewardship scheme).
- 5.6 All proposals to deliver biodiversity Net gain through on-site and off-site habitat creation must be:
- 5.6.1 In compliance with forthcoming British Standard BS 8683 (Process for designing and implementing Biodiversity Net Gain)
 - 5.6.2 Agreed in advance with the LPA
 - 5.6.3 Evaluated through the use of the Biodiversity Metric
 - 5.6.4 Located in a strategically important area as identified by the LPA (unless agreed in advance)
 - 5.6.5 Secured by an appropriate agreement to ensure long term management.

5.6.6 Be supported by a monitoring and management plan (adaptive management plan)

5.6.7 Monitored and reviewed

6. Which Applications will BNG Requirements Apply to?

- 6.1 When determining planning applications, the Council seeks to protect and enhance the natural environment wherever possible, and the Council's Development Plan includes policies that support this aim.
- 6.2 Policy SE3 Biodiversity and Geodiversity of the LPS requires that all development (including conversions, on both brownfield and greenfield sites) must aim to positively contribute to the conservation and enhancement of biodiversity and geodiversity and should not negatively affect these interests. Policy ENV2 of the SADPD requires that development proposals should provide for a net gain in biodiversity in line with the expectations of national policy and that major applications or applications affecting semi-natural habitat be supported by a biodiversity metric. These requirements apply to all forms and scale of development that require planning permission in Cheshire East.
- 6.3 At the time of writing, national requirements are established by the [Environment Act 2021](#)² which requires development to deliver a minimum 10% increase in biodiversity from November 2023. For small sites this requirement does not come into effect until April 2024. However, the requirements of the development plan in Cheshire East remain and therefore, where possible, the Council will seek a positive contribution to the natural environment from minor development sites.

Major Development

- 6.4 Major Development is development for housing where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development, major development is development that includes additional floorspace of 1,000m² or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.
- 6.5 All major development is required to provide a 10% Biodiversity Net Gain.

Minor Development

- 6.6 Minor development is development at a scale less than the definition for major development. For residential developments, minor development is where:

² [Environment Act 2021 \(legislation.gov.uk\)](#)

- 6.7 the number of dwellings to be provided is between 1 and 9 (inclusive) with a site area of less than 1 ha.
- 6.8 Where the number of dwellings is not known and the site area is less than 0.5 ha.
- 6.9 For all other development types, minor development is where the site area is less than 0.5 ha.

BNG in Minor Development

- 6.10 In order to make 10% minimum BNG requirement easier to implement for minor development, a simplified version of the Biodiversity Metric, called the [Small Sites Metric](#), can be used where both of the following criteria are met:
 - 6.11 For residential development:
 - 6.11.1 there are fewer than 10 residential units on a site area (no more than 9 units) less than 1 hectare; or
 - 6.11.2 if the number of residential units is not known, the site area is less than 0.5 hectare
 - 6.11.3 For non-residential development:
 - 6.11.4 where the floor space to be created is less than 1,000 square; or
 - 6.11.5 where the site area is less than 1 hectare
 - 6.11.6 However, the SSM cannot be used on such sites where:
 - 6.11.7 habitats not available in the SSM are present
 - 6.11.8 priority habitats are within the development site (excluding some hedgerows and arable field margins)
 - 6.11.9 European protected species are present on the development site
 - 6.11.10 any offsite interventions are required
 - 6.12 Development that qualifies as minor development and meets the tests above will be able to utilise and submit the DEFRA Small Sites Metric with their proposals. However, as this metric is unsuitable to calculate off-site losses and gains, where calculation of off-site losses and gains is required, the latest version of the full DEFRA Biodiversity Metric should be used.

Permitted Development:

- 6.13 Certain development is granted planning permission by national legislation without the need to submit a planning application and is considered 'permitted development'. To be eligible for such permitted development rights, each 'class' of development specified in the legislation has associated limitations and conditions that must be adhered to.

- 6.14 However, legal protection for wildlife still applies regardless of the existence of permitted development rights and so any legally protected animals, plants or habitats that may be affected will need proper consideration for the development to be lawful and there remains a need for the Council to consider the effects that any development relying on permitted development rights might have on biodiversity.
- 6.15 Where applicants propose to undertake development under Permitted Development Rights, it is the responsibility of the applicant to satisfy themselves that:
- 6.16 Permitted Development Rights are in place
- 6.17 The proposal complies with Permitted Development Rights; and
- 6.18 No harmful impact on the natural environment will arise from the proposal
- 6.19 To ensure such issues are dealt with appropriately, applicants are advised to consult the Councils [interactive map](#) in the first instance to identify if designated natural habitats are present. Applicants are also advised to secure a Lawful Development Certificate from the Council. More information on Lawful Development Certificates, and how to apply can be found on the [Councils website](#).

Prior Approval

- 6.20 Prior approval is a condition of permitted development which requires an application to the Local Planning Authority (LPA) for its 'prior approval' to determine that the circumstances of the application are such that permitted development rights are in place and do apply to the site concerned. This allows the LPA to consider the proposals, their likely impacts regarding certain factors (such as transport and highways) and how these may be mitigated.
- 6.21 Where natural habitats and wildlife are likely to be present, adequate information must be provided to the Council to support the assessment of the ecological implications of the development, the need for mitigation, and if necessary, the need for a licence from Natural England. Work must not commence on such proposed development until the LPA has issued its determination.
- 6.22 Class Q applications are applications for Prior Approval for a change of use or conversion of a building, and any land within its curtilage, from a use as an agricultural building to that of a dwelling. Where the buildings are likely to support bats or other legally protected species, there is a risk that they may be affected by the proposals, and it is therefore essential that the LPA has certainty of impacts prior to determination of any application. Sufficient information, including appropriate survey results, will be needed to support such an application.

Exemptions:

- 6.23 In line with the Government's response to the recent consultation on Biodiversity Net Gain Regulations and Implementation in February 2023³, the Council considers that

³ [Government response and summary of responses - GOV.UK \(www.gov.uk\)](#)

policies requiring Biodiversity Net Gain do not apply to development impacting habitat of an area below a 'de minimis' threshold of 25 metres squared, or 5m for linear habitats such as hedgerows.

- 6.24 The de-minimis threshold will be particularly relevant for development that involves the construction of new commercial or leisure buildings which, if the definition of building under the Town and Country Planning Act 1990 were to be applied, could include any structure or erection, and any part of a building. Without introducing the de-minimis threshold, policies SE3 and ENV2 of the local plan could apply to structures such as post boxes, phone masts and small areas of hard standing etc.
- 6.25 The Council recognises the importance of ensuring that the application of the Biodiversity Net Gain requirement is proportionate to the size of the development and the resulting impact on habitats. Therefore, the Council considers that Policies SE3 and ENV2 do not apply to commercial or leisure development of a size below a 'de minimis' threshold of 25m².

7. Application of the mitigation hierarchy

- 7.1 In accordance with Policy ENV2, Biodiversity Net Gain should be achieved in a way that is consistent with the mitigation hierarchy. All development proposals must therefore ensure losses of, and impacts to, biodiversity are firstly avoided, if impacts cannot be avoided measures should be developed to mitigate these impacts, finally if impacts are unavoidable and cannot be mitigated then, as a last resort, compensation measures should be provided.
- 7.2 The mitigation hierarchy first seeks to avoid significant harm. Developments should seek to comply with this policy requirement through designing out impacts on biodiversity. This will be achieved for example by locating development proposals on a site with least ecological value, retaining and buffering important ecological features, such as priority habitats, within the layout of a residential development or seeking to retain habitat for a protected species such as an existing bat roost within a building proposed for conversion or renovation. Development proposals must also seek to avoid severance effects which occur when retained features are isolated from each other by development that is impermeable to wildlife.
- 7.3 Where impacts cannot be fully avoided, mitigation proposals will be required. Mitigation involves the development of strategies to minimize impacts and will involve changes to the timing of operations to avoid sensitive seasons, supervision of sensitive works, the provision of wildlife fencing or changes in engineering operations to minimize disturbance or land take.
- 7.4 Compensation, which should only be provided as a last resort where impacts cannot be avoided or mitigated, involves strategies such as the creation of new habitat or the enhancement of existing habitats, which is provided in lieu of habitat lost as a result of development.
- 7.5 Where a proposed development affects a designated site, or other ecological or geological feature listed in Local Plan Strategy SE.3 compensation measures will only

be considered where the proposed development is held to comply with the policy tests detailed in policy SE3 and the mitigation hierarchy described above.

8. Where Should Biodiversity Net Gain be Delivered?

- 8.1 Delivery of Biodiversity Net Gain (BNG) will always be sought on site wherever possible. To achieve this, applicants should engage an ecological consultant at the earliest stages of their project to ensure the design process is used to integrate biodiversity net gain on site and to demonstrate how policy requirements related to Biodiversity Net Gain, particularly how policies SE3 of the LPS, ENV1 and ENV2 of the SADPD, have been addressed.
- 8.2 Policy SE3 of the Local Plan Strategy identifies areas of high biodiversity or geodiversity value; Policy ENV1 of the SADPD sets out the extent of the Ecological Network in Cheshire East; and Policy ENV2 establishes how net gain should be achieved.
- 8.3 Where Biodiversity Net Gain on site is not possible, applicants should set out the options they have considered, and the reasons why on site BNG is not achievable. Applicants should also set out how they will compensate for any loss or impact on biodiversity through on and offsite improvements. There is no requirement for compensatory habitats to be subject to public access. However public access is encouraged where this can occur without being detrimental to the value of the habitats created.
- 8.4 Off-site habitat provision should be prioritised firstly towards those areas identified as Nature Improvement Areas, those areas identified by the Ecological Network Map as delivering the most benefit for biodiversity (Core Areas, Corridors and Stepping Stones, Restoration areas) any designated Wildlife Corridors shown in neighbourhood plans or the CEC Core Strategy and SADPD and any areas identified in Local Nature Recovery Strategies. Habitat creation in these strategically important sites will deliver a greater benefit for biodiversity and so potentially less habitat creation will be required in order to achieve the same biodiversity benefits.
- 8.5 Existing habitats or habitat creation/enhancement proposals within the Cheshire East Ecological Network or the Local Nature Recovery Strategy should be entered into the Biodiversity Metric Calculation as being “Formally identified in a Local Strategy”.
- 8.6 Habitat creation and enhancement will be prioritised to locations where they deliver the maximum benefits for biodiversity, but delivery is only ever possible where suitable opportunities arise ‘on the ground’. Consequently, offsite habitat creation and enhancement may be delivered at any suitable location within Cheshire East (with preference given to those locations listed in the previous paragraph) where a suitable opportunity exists.
- 8.7 This in most cases is likely to be ~~may be~~ some distance from the site of the related development proposals. The Defra metric considers the ‘spatial risk’ associated with off-site BNG delivery. Spatial risk is the relationship between the development site and

the off-site provision. The metric penalises proposals where off-site habitat is located at a distance from the development site. Under the metric, offsite delivery within the same Local Authority area is not assigned a penalty and therefore where opportunities exist which are local to the site, these should be explored.

- 8.8 The translocation of existing habitats, unavoidably lost as part of development proposals, to an alternative location on or off site may be required where the benefits of this are proportionate to the impacts associated with the development. Translocated habitats are anticipated to lose a significant proportion of their biodiversity value through translocation, consequently additional habitat creation must be included within a development scheme to adequately compensate for this loss of biodiversity value when translocation takes place.
- 8.9 It should be noted that an aerodrome safeguarding zone exists around Manchester Airport within which development that would impact on the safety of the airport's operation will be referred to the airport for consultation. BNG delivery in this location should not increase the risk of bird strike hazard within 13km of the airport.
- 8.10 Similarly, in the south of the borough the civil parishes of Dodcutt cum Wilkesley, Audlem, Buerton and Newhall have areas within a Birdstrike Safeguarding Zone surrounding RAF Tern Hill, some 8.4km south of the boundary of Cheshire East Council. Within these parishes the creation of BNG should not be designed in a way that attracts large and flocking bird species.

9. Development Management Process and validation

- 9.1 To ensure that appropriate and effective mitigation measures can be secured either by a condition of any consent, or under a mitigation licence from Natural England, the Council needs certainty of likely impacts on a Biodiversity Site or protected or priority species/habitats prior to determination.
- 9.2 To support determination of planning applications, the Council therefore expects adequate ecological information to be provided. Where no ecological report has been submitted and there is a likelihood of biodiversity being present and affected by a proposal, applicants will be requested to provide reasonable information in line with [Government Standing Advice](#).
- 9.3 Where no ecological report is submitted, or it is not submitted with sufficient information, delays may be caused through, for example, waiting for surveys to be carried out in the appropriate season. If, despite a request from the Council, this information is not provided at a proportionate level of detail that can give certainty of likely impacts and details of effective and deliverable mitigation measures, the Council may refuse an application. Precautionary mitigation will not be acceptable (for example proposals to install bat boxes to compensate for potential loss of roosts, without undertaking a survey).

- 9.4 When submitting a planning application, applicants are required to include various reports and assessments related to the site and type of development. A full list of local validation requirements can be accessed on the [Councils website](#).
- 9.5 Guidance on local requirements for Ecological and Geodiversity assessments is also available via the [Council's website](#) and sets out the criteria which may trigger the need to submit an assessment. Local Requirements are set out at Appendix 1.
- 9.6 Where ecology reports include recommendations for further surveys, these will be needed prior to determination. The Council encourages applicants to ensure that recommendations for mitigation and compensation measures have been embedded into the design of schemes and that they confirm delivery at the appropriate stage to support determination of a planning application. This approach is relevant to Outline Planning Applications too, when broad mitigation and compensation strategies will be required in sufficient detail to demonstrate that they can be realistically incorporated into a detailed design at the reserved matters stage.
- 9.7 Where impacts on biodiversity will be minimised such that the proposal is acceptable, all ecological mitigation, compensation, and enhancements to deliver measurable net gain for biodiversity will either be a condition of the consent (if all habitat works are on site) or included in a legal agreement. Generally, conditions will not relate to protected species surveys as this information is needed prior to determination. A template S106 agreement for the submission and implementation of offsite BNG requirements, is included at **Appendix 2**.
- 9.8 To support determination of outline or phased applications, updated protected species surveys and mitigation strategies will need to be submitted at reserved matters stage for any measures not fully detailed in the information provided with the original application.

Habitats Regulations Assessment

- 9.9 Where development has the potential to have a significant effect on a Habitats Site, proposals need to be accompanied by information to support the preparation of the Habitats Regulations Assessment (HRA) by the Local Planning Authority. Habitats sites in Cheshire East are available to view here, via the Council's interactive [Local Plan Adopted Policies Map 2022](#). Site design should ensure that adverse effects on the integrity of the site(s) are avoided and submitted information should include the results of any necessary surveys and details of any proposed mitigation measures.
- 9.10 The Impact Risk Zones (IRZs) are a GIS tool developed by Natural England to make a rapid initial assessment of the potential risks posed by development proposals to Sites of Special Scientific Interest (SSSIs), Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar sites. They define zones around each site which reflect the sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts. Where development falls within an impact risk zone, Natural England will be consulted, and further assessments and surveys may be required. Applicants should be aware that the Council will consult with Natural England in these circumstances which may result in a requirement for applicants to submit further information.

10. What information should be supplied

Ecological Appraisal Reports:

- 10.1 To assess the potential impact of proposed development, it is necessary to submit protected species surveys, ecological assessments, and geodiversity assessments with many planning applications. This guidance details when surveys and assessments are required in support of planning applications.
- 10.2 Whilst this guidance has been designed to cover the most likely scenarios, protected species and other important natural features are often encountered in the most unexpected circumstances. The Council may therefore request further information relating to biodiversity or geodiversity conservation after the registration of the application but prior to determination. Therefore, the Council advises that pre-application advice is sought at an early stage, which may rule out the need to provide some surveys.
- 10.3 If a planning application involves any of the development proposals shown in the table at Appendix 1, the relevant protected species survey and impact assessment must be submitted in support of a planning application.
- 10.4 Exceptions for when a full Species Survey and Assessment may not be required:
 - 10.4.1 Following consultation by the applicant at the pre-application stage, the LPA has stated in writing that no protected species surveys and assessments are required.
 - 10.4.2 If it is clear that no protected species are present, despite the guidance in the table at Appendix 1 indicating that they are likely, the applicant should provide evidence with the planning application to demonstrate that such species are absent (e.g. this might be in the form of a letter or brief report from a suitably qualified and experienced person, or a relevant local nature conservation organisation).
 - 10.4.3 If it is clear that the development proposal will not affect any protected species present, then only limited information needs to be submitted. This information should, however:
 - 10.4.4 (i) demonstrate that there will be no significant affect on any protected species present and
 - 10.4.5 (ii) include a statement acknowledging that the applicant is aware that it is a criminal offence to disturb or harm protected species should they subsequently be found or disturbed.
- 10.5 In some situations, it may be appropriate for an applicant to provide a protected species survey and report for only one or a few of the species shown in the Table in Appendix 1 e.g., those that are likely to be affected by a particular activity. Applicants should make clear which species are included in the report and which are not (because exceptions apply).
- 10.6 If the application is likely to affect any site designated for its nature conservation value (Special Protection Area, Special Area of Conservation, SSSI, Ramsar, Local Wildlife

Site etc.) or any semi-natural habitats, such as woodlands, wetlands, ponds, rough or species rich grassland etc. an ecological survey and assessment for the relevant feature must be submitted as part of the Planning application.

- 10.7 A survey and assessment will not be required where the applicant is able to provide copies of pre-application correspondence with the Local Planning Authority stating that they are satisfied that the proposed development will not affect any regional or local sites designated for their local nature conservation importance or any other priority habitats or other notable features.
- 10.8 The evaluation of habitats recorded on site should be undertaken with reference to the Cheshire Region Local Wildlife Site Selection Criteria. Habitats that meet the selection criteria thresholds should be considered to be of 'County' importance.

Biodiversity Net Gain Report

- 10.9 It is already a requirement that an Ecological Impact Assessment (EclA) is submitted with most types of planning applications (the exceptions are when dealing with householder applications or sites with very low value ecological features – in which case a written statement or Preliminary Ecological Appraisal may still be acceptable).
- 10.10 A Biodiversity Net Gain report will now be required to clearly show how the site has been assessed using the Defra Biodiversity Metric Version 4.0. The report should be prepared in accordance with the recent CIEEM guidance¹. This will demonstrate the baseline value of the site (before development) and the post-development value.
- 10.11 Clear scaled maps will be required showing precisely where the Biodiversity Unit scores occur for both the Baseline and post-development scenarios. There should also be a section demonstrating why the condition score has been chosen – with reference to all scoring criteria from the associated Defra Technical Guidance habitat tables.
- 10.12 The objective should always be to deliver 10% net gain for biodiversity on-site and therefore it will be essential to appoint an Ecological Consultant at the earliest stage to be involved in the iterative design stage of the layout. The Ecological Consultant should work closely with the Landscape Architect and Urban Designers to consider which options of the layout lead to the best possible outcome for achieving Net gain for biodiversity on-site. This type of information should be included in the Design & Access Statement (if appropriate) whereby different options of layout are shown with their corresponding different Biodiversity Unit impacts – together with an explanation why one option has been chosen over another where the layout resulting in the lowest impact on biodiversity has not been taken forward to the proposed layout stage.
- 10.13 Evidence is required in the Biodiversity Net Gain Report to demonstrate the Ecological Consultant has been involved in the initial design of the layout in a meaningful way to help achieve a net gain for biodiversity. This should include reference to the Mitigation Hierarchy of avoiding damage to sensitive ecological features, minimising impacts on ecological features, and where these first two steps cannot be achieved (with an explanation to justify why not) finally an explanation that demonstrates consideration of what level of compensation will be required either on-site or off-site (or both).

11. Using the Metric

Step by step guide

- 11.1 **Step 1:** **Map the habitat type(s) impacted by your development.**
- 11.2 **Step 2:** **Assess the baseline condition of each habitat**
- 11.3 **Step 3:** **Apply the ‘avoid, mitigate, compensate’ hierarchy to the development proposals to ensure impacts on biodiversity are minimised**
- 11.4 **Step 4:** **Enter baseline habitat details and anticipated habitat creation and enhancement delivered as part of the development into the biodiversity metric.**
- 11.5 **Step 5:** **Use the metric calculation results to determine if any further habitat works are required to achieve net gain and whether there are particular requirements for the type of offset needed.**
- 11.6 **Step 6:** **Decide how you want to provide any additional compensation required to achieve BNG**
- 11.7 Under SADPD Policy ENV2 Supporting information paragraph 4.14 A net gain in biodiversity must be demonstrated using a biodiversity net gain calculation for all major developments, and developments affecting semi-natural habitats. The Environment Act when fully in force will however require BNG calculations to be undertaken for all developments except those affecting habitats under 25-meter square or linear habitats less than 5m. For consistency the DEFRA metric should be used for all relevant applications within Cheshire East.
- 11.8 An iterative approach to site design should be employed, which considers biodiversity impacts from an early stage and throughout the design process. To ensure the best possible outcomes for biodiversity an ecological consultant should be appointed and where alternative design options are put forward once an application has been submitted, they should be accompanied by a proportionate biodiversity metric calculation.
- 11.9 Biodiversity Net Gain Calculations are to be undertaken in accordance with the Natural England Version 4 metric (March 2023) or subsequent revised Natural England/Defra metric.
- 11.10 The net gain calculation and proposals for achieving biodiversity net gain must be undertaken in accordance with the following documents and/or any subsequent publications:
- 11.11 The Biodiversity Metric 4.0 auditing and accounting for biodiversity, User guide and technical appendices (March 2023) (Natural England).
- 11.12 Biodiversity net gain, Good Practice Principles for development – A practical guide (2019) CIEEM, IEMA, CIRIA.

- 11.13 Field work undertaken to inform the metric calculation must be undertaken at the appropriate time of year.
- 11.14 The field survey and metric calculation must include all habitats within the of the application, regardless of whether these habitats are affected by the proposed development.
- 11.15 If a development site has been cleared with the resulting loss of habitats in advance of a biodiversity metric calculation having been undertaken baseline should be taken as being the habitats present prior to clearance. The biodiversity value of the habitats lost is to be estimated based upon a desk-based assessment and professional judgement. The precautionary principal to be applied when the condition or distinctiveness of the habitats lost is unknown.

How to complete the Metric Calculation

- 11.16 Applicants are advised to seek assistance an ecological consultant when completing the calculation.
- 11.17 The following survey information and assessment is required to complete the calculation:
- 11.17.1 Area of each habitat and length of each linear feature present within the red line of the application.
- 11.17.2 Habitat type in UK Habs, or translated into UK Habs from another survey type, Habitat condition of each habitat must be assessed in accordance with the version 4.0 metric (or any later published version) criteria.
- 11.17.3 Calculate losses of existing habitat to development based upon current planning layout.
- 11.17.4 Enter area anticipated habitat type and target condition for any habitat creation/enhancement or landscaping proposed on site as part of the development. This should be based upon a landscape plan submitted in support of the application.
- 11.17.5 Condition targets should be informed by the metric condition assessment criteria and must be realistic being in mind the location and likely usage of the application plan.

12. Implementation of Net Gain

- 12.1 Major Schemes and those affecting natural/semi natural habitats (as required under Local Plan Policy), or all developments required to undertake an assessment under the Environment Act, are subject to net gain requirements
- 12.2 If the biodiversity metric calculation shows that a proposed development would result in a failure to deliver the required net gain for biodiversity the applicant should:
- 12.2.1 Firstly, review design solutions an re-apply the Mitigation Hierarchy, seeking to avoid any impacts particularly on higher value habitats.

12.2.2 Secondly, review habitat creation proposals to ensure the maximum biodiversity value can be delivered on site.

12.3 Where the above process is followed and concludes that off-site provision is necessary to achieve a net gain, off-site habitat creation for the purposes of delivering Biodiversity net gain and will be secured by either:

12.3.1 Option 1 Developers providing their own off-set

12.3.2 Option 2 Purchase of off-sets from an independent provider

12.3.3 Option 3 A mixture of the above

Option1: Developers providing their own offset on land within their control

12.4 This option may be used if there is land suitable for habitat creation within Cheshire East which is owned or in the control of the applicant. Habitat creation measures, management and monitoring would be secured by a legal agreement or planning condition to ensure they are delivered in accordance with good practice principles.

Option 2: Purchase of offsets from an independent provider and delivery body/habitat bank

12.5 The provider/habitat bank must be agreed with the LPA. Under this option a contribution from the developer will be paid directly into the independent provider/habitat bank. The provider/habitat bank would then be required to provide suitable assurances of habitat delivery and 30 years monitoring/management to the LPA. This would again usually be secured by the provider being a signatory to the section 106 agreement.

12.6 Currently, Cheshire East Council does not act as a habitat provider. However, the Council may review this position and could potentially offer this service in the future.

13. Incorporation of Additional Biodiversity Features

13.1 In addition to proposals for habitat creation and enhancement as assessed by the biodiversity metric calculation all development proposals must also include proposals for the incorporation of features to enhance the biodiversity of the resulting development. Such features can include:

13.1.1 Features for nesting birds associated with the built environment such as swifts and house sparrows

13.1.2 Green walls and green/brown roofs

13.1.3 Features for roosting bats

13.1.4 Creation of new wildlife ponds and the re-creation of historically lost ponds

13.1.5 Log piles and compost heaps

13.1.6 Provision of gaps in boundary fences to allow access by hedgehogs and provision of hedgehog domes. Hedgehog Highways should be marked out on site to ensure they are not blocked up by future landowners.

14. Implementation of Net Gain

14.1 This section applies to minor applications not affecting natural/semi natural habitat.

14.2 Developments which fall below the threshold which requires the submission of a full biodiversity metric calculation (minor application not affecting natural/semi natural habitats or developments below the thresholds in the Environment Act) must be supported by proposals for the incorporation of features for biodiversity enhancement, as listed above, these would be in addition to any features that may be required to address any adverse impacts resulting from the development.

The Ecological Network

14.3 The Ecological Network is the extent of known ecological assets and incorporates existing protected sites and priority habitats. The network identifies areas to restore and areas that could provide buffers to the network. The ecological network will assist in the provision of nature conservation and ecosystem services that are essential for sustainable development.

14.4 SADPD Policy ENV 1 requires any development proposals in Core Areas or Corridors and Stepping Stone sites as identified by the Cheshire East Ecological Network map to:

14.4.1 Increase the size of core areas

14.4.2 Increase the quality and quantity of priority habitat

14.4.3 Create new priority habitat that can act as stepping stones or corridors.

14.4.4 Increase the structural connectivity between stepping stones in restoration zones

14.5 As described in the earlier sections of this SPD all development proposals are required to deliver a net gain for biodiversity in accordance with SE 3 (5) and ENV 2 of the SADPD. Compliance with Local Plan Core strategy policy SE 3 (5) and ENV 2 as specified in this SPD within Core Areas, Corridors, Stepping Stone and Restoration sites would also make a significant contribution towards compliance with SADPD policy ENV 1 and vice versa.

14.6 The purpose of SADPD Policy ENV 1 is to ensure that where development occurs in any area that is strategically important for biodiversity then the habitat creation delivered by these developments is similarly delivered in a strategic manner to maximise the benefits to enhancing a resilient ecological network within the Borough.

14.7 A detailed and interactive GIS based map, which sets out the extent of the Ecological Network, can be accessed via the Council's [Local Plan Adopted Policies Map 2022](#).

The map includes all policy layers, and the Ecological Network is held under the heading 'Ecology and Nature'. Selecting this option will demonstrate the extent of the ecological network in Cheshire East and the component sites that compromise the network.so

- 14.8 The Ecological Network Map associated with ENV 1 should be used to inform the input in the 'strategic significance' entry on the Biodiversity Metric Calculation spreadsheet.
- 14.9 The Council will expect most developments to deliver the required net gain for biodiversity through habitat creation undertaken within the red line of a planning application. However, where this is not possible the Council will expect any development proposals to identify appropriate offsite opportunities for habitat creation. Developers must use the Council's ecological network map in accordance with the requirements of policy ENV1 when formulating their proposals for biodiversity net gain. An illustration of how this could be achieved is provided in Table 2 below.
- 14.10 Table 2: Illustration of how developments within the zones identified in ENV 1 can meet the relevant policy obligations.

Ecological Network Map Zone	Policy requirements under ENV1	Example of how the policy requirements of ENV 1 may be fulfilled.
Core areas, Corridors and Stepping Sites.	Increase the size of core areas, increase the quality and quantity of priority habitat create new priority habitat that can act as stepping stones or corridors.	<p>Habitat creation such as new ponds, woodland or hedgerow planting or species rich grassland creation to extend the area of any existing priority habitat or designated site present.</p> <p>Habitat Management to increase the value of existing habitats, including measures such as removal of non-native species or the introduction of suitable cutting regime.</p> <p>Creation of new habitats that compliment existing habitats in the broader area to allow wildlife to use these as stepping stones to move between existing habitats in the vicinity.</p>
Restoration Areas	Increase the size of core areas, increase the quality and quantity of priority habitat create new priority habitat that can act as stepping stones or corridors. Increase structural connectivity between stepping stones.	<p>Habitat creation such as new ponds, woodland or hedgerow planting or species rich grassland creation to extend the area of any existing priority habitat or designated site present.</p> <p>Habitat Management to increase the value of existing habitats, including measures such as removal of non-native species or the introduction of suitable cutting regime.</p> <p>Creation of new habitats that compliment existing habitats in the broader area to allow wildlife to use these as stepping</p>

		<p>stones to move between existing habitats in the vicinity.</p> <p>Create linear habitats, such as along water courses or new hedgerows to increase connectivity between existing habitats r designated sites.</p>
Sustainable Land Use Areas	Actively contribute to the integration and creation of appropriate green infrastructure.	<p>Increase the biodiversity value of green infrastructure delivered as part of a development.</p> <p>This can be done by incorporating native species planting in formal open spaces, designing SUDS schemes to maximise their biodiversity value and providing open space with a designing large open space areas with a more naturalistic Country Park type approach.</p>
Mere and Mosses Catchments	Avoid any contamination and hydrological impacts on associated catchments.	Identify the extent of the catchments of any Meres and Mosses sites relevant to a development sites and avoiding any direct impacts on the catchments and ensuring development proposals avoid any discharge of contaminated surface water into the relevant catchment.

14.11

14.12 SADPD Policy ENV1 Requires any developments within the catchment of the Cheshire Meres and Mosses to avoid any contamination and hydrological impacts on the catchment. The catchments for several meres and mosses are shown on the Council's ecological network map. Developers and applicants should however be aware that there are numerous meres and mosses in Cheshire the catchments for which have not been mapped. Identification of meres and mosses and their associated catchments should therefore be undertaken as part of ecological assessment undertaken in support of any future planning applications.

15. Buffering of Important Nature Conservation Sites including Ancient Woodlands

15.1 Ancient woodlands receive protection through Local Plan policy SE3 and paragraph 175 c of the NPPF.

15.2 Ancient woodlands, including plantations on ancient woodland sites, are highly valuable and sensitive to a number of indirect impacts associated with development. To minimise these effects development proposals located adjacent to all ancient woodland must provide undeveloped buffers in accordance with current best practice and Natural England's Standing Advice. The location and size of the buffer required must be informed by an assessment of the potential direct/indirect impacts of the

proposed development that includes consideration of the proposed layout, the hydrology and topography of the proposed development site and woodland and any other relevant factors and be of a minimum of 5m.

- 15.3 Priority Habitats and Species and Local Wildlife Sites also receive protection through Local Plan Policy SE 3. Where development is proposed adjacent to these the provision of undeveloped buffer zones is a suitable means of limiting indirect impacts upon them. Development proposals must therefore include suitable buffers as a means of avoiding these indirect impacts and must be supported by evidence to justify the extent of the undeveloped buffer proposed as part of the scheme.
- 15.4 Proposals for the provision of buffers must take account of any policy requirements for the extent and location of buffers detailed in the relevant Neighbourhood Plan.

16. Monitoring and Facilitation Fee

- 16.1 A Monitoring fee will be payable to the LPA where delivery of the compensation is to take place off-site as per Option 1 (third party land) or Option 2 (purchase of Biodiversity Credits) - this amount will be 10% of the Net gain for biodiversity Sum agreed and be in addition to that Sum.
- 16.2 Where Option 2 (Biodiversity Credit) is the chosen approach, there will also need to be facilitation of delivery by the Council (or third-party Habitat Bank) which will be an additional 10%.
- 16.3 The LPA (or third-party Habitat Bank) will need to facilitate and monitor the Net gain for biodiversity Works (off-site) – this will involve keeping an audit and map of where Biodiversity Units have been lost and what Works are delivered in different locations provide the Net gains for Biodiversity (a Biodiversity Offsetting Spreadsheet and GIS linked map system). Where the LPA is taking on responsibility for off-site Net gain (Option 2) it will need to work with Delivery Partners and ensure Biodiversity Delivery Agreements are in place before funding is passed to the relevant Delivery Partner. The Biodiversity Delivery Agreement will include periodic reporting from the Delivery Partner to the LPA against the relevant Works to be implemented in the Biodiversity Delivery Agreement.
- 16.4 The LPA will also be responsible (along with other relevant Partners) for producing and revising the Leeds Local Nature Recovery Strategy which will clearly state the Biodiversity Priorities for the Leeds District – a draft version will be available on request. There may also be the need to refine the Leeds Habitat Network map (together with any Extensions at Neighbourhood Plan level) and identify Priorities/Opportunities on a map that forms part of the Local Nature Recovery Strategy (as referred to in the Environment Bill).
- 16.5 In order to also contribute towards strategic West Yorkshire biodiversity projects there will be an additional 5% sum. This will be used for projects such as delivering landowner advice to Local Wildlife Site owners and will be allocated at the discretion of the LPA.
- 16.6 Additional sums for each off-site Option summarised below:

- 16.6.1 Option 1 – 15% for monitoring (10%) and strategic biodiversity projects (5%)
- 16.6.2 Option 2 – 25% for monitoring (10%), facilitation (10%) and strategic biodiversity projects (5%)
- 16.7 A Section 106 Agreement will be used to transfer payment from the developer to the LPA and deliver Net gains for Biodiversity Off-site (Options 1 and 2).
- 16.8 It should be noted that once the LPA has set up a formal Net gain for biodiversity system (backed by SPD, Policy and/or the Environment Act) it is likely this will require on-site Net gain to also be monitored – and therefore an additional sum may also be required for monitoring the on-site Net gain delivery.

Legal Fees

- 16.9 Applicants will be required to pay the Council's legal costs as well as their own for drafting and checking legal agreements and will need to provide a solicitor's undertaking to do so. Applicants should also be aware that a solicitor's undertaking and proof of title will be required by Cheshire East Council where applicable.

Typical Conditions

16.10 Condition for securing on site delivery of BNG:

- 16.11 Prior to the commencement of development, a habitat creation method statement and a 30-year habitat management plan for the retained and newly created habitats on site shall be submitted to and approved in writing by the Local Planning Authority. The habitat creation method statement to detail habitat creation and enhancement measures to ensure the delivery of those habitats specified in the biodiversity metric calculations submitted with the applications.
- 16.12 The 30-year habitat management plan shall detail how the newly created, enhanced, and retained habitats will be managed achieve the target condition specified in the Biodiversity Metric Calculations submitted with the application. The habitat management plan to include a schedule of ecological monitoring and reporting and a mechanism to secure the agreement and implementation of contingency measures if monitoring reveals that habitats on site are failing to achieve their target distinctiveness and/or condition.
- 16.13 The development shall be carried out in accordance with the approved details.
- 16.14 Reason: To safeguard biodiversity in accordance with ENV2.

16.15 Condition for submission of features to enhance biodiversity of a consented development:

- 16.16 Prior to the commencement of development, a strategy for the incorporation of features to enhance the biodiversity value of the proposed development is to be submitted to the LPA. The submitted strategy should include proposals for the provision of features for nesting birds including house sparrow and roosting bats, gaps in garden fences to facilitate the movement of hedgehogs, native species planting, brash piles and a

16.17 wildlife pond. The proposals shall be permanently installed in accordance with approved details.

16.18 Reason: to safeguard biodiversity in accordance with the NPPF and Local Plan Policy SE3.

17. Glossary

Development	Defined by the Town and Country Planning Act 1990 as “the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change of use of any building or other land.” Most forms of development require planning permission, unless expressly granted planning permission via a development order.
Development Plan	This includes adopted Local Plans and Neighbourhood Plans and is defined in Section 38 of the Planning and Compulsory Planning Act 2004
Green Infrastructure	A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.
Habitats Regulations Assessment	The process that competent authorities must undertake to consider whether a proposed development plan or programme is likely to have significant effects on a European site designated for its nature conservation interest.
Habitat Bank	A parcel of land that can be used to create a significant uplift in biodiversity
Local Plan	<p>The plan for the development of the local area, drawn up by the local planning authority in consultation with the community.</p> <p>In law this is described as the Development Plan Documents adopted under the Planning and Compulsory Purchase Act 2004.</p> <p>Current core strategies or other planning policies, which under the regulations would be considered to be Development Plan Documents, form part of the Local Plan. This term includes old policies which have been saved under the 2004 Act.</p>
Local Plan Strategy	Development Plan Document setting out the spatial vision and strategic objectives of the planning framework for an area, having regard to the Community Strategy.

Local Planning Authority	The local authority or council that is empowered by law to exercise planning functions. In the case of this SPD, the Local Planning Authority is Cheshire East Council.
Local Wildlife Site	An exceptional area of land valuable to wildlife and identified in the local plan
Major Application	<p>Larger scale development – housing of more than 10 units/0.5 hectares; retail, community, recreation or cultural development of more than 1000 square metres</p> <p>Business, storage or distribution of 5000 square metres or above/1 hectare</p> <p>Mineral extraction</p> <p>Waste development</p>
Minor Application	<p>Development of less than 1000 square metres/less than one hectare.</p> <p>Change of use less than 1000 square metres</p> <p>Gypsy and traveller sites of less than 9 pitches</p>
National Described Space Standards	The nationally described space standard is not a building regulation and remains solely within the planning system as a new form of technical planning standard if supported by a local plan policy. It deals with internal space standards within new dwellings and is suitable for application across all tenures
Natural / semi natural habitat	Ecological assemblages that have been substantially modified in their composition, balance or function by human activities
Neighbourhood Plan	A plan prepared by a parish council or neighbourhood forum for a particular neighbourhood area (made under the Planning & Compulsory Purchase Act 2004).
Planning area	School(s) designated to an area for the purposes of pupil place planning.
Red-Line Boundary	The total area of land to which a planning permission will apply
Site Allocations and Development Policies Document	Part of the Local Plan which will contain land allocations and detailed policies and proposals to deliver and guide the future use of that land.

Reserved Matters	Outstanding issues to be determined when an outline application is considered
Supplementary Planning Document	A Local Development Document that may cover a range of issues, thematic or site specific, and provides further detail of policies and proposals in a 'parent' Development Plan Documents.
Sustainability Appraisal	An appraisal of the economic, environmental, and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development.
Strategic Environmental Appraisal	SEA is a process and a tool for evaluating the effects of proposed policies, plans and programmes on natural resources, social, cultural and economic conditions and the institutional environment in which decisions are made.
Viability Study	A report, including a financial appraisal, to establish the profit or loss arising from a proposed development. It will usually provide an analysis of both the figures inputted and output results together with other matters of relevance. An assessment will normally provide a judgement as to the profitability, or loss, of a development.

18. Appendices

Appendix 1: Table of Local Requirements for Protected Species

Heading

Local Requirements for Protected Species. If a planning application involves any of the development proposals shown in the Table below, the relevant protected species survey and impact assessment must be submitted in support of a planning application.	Bats	Barn Owls	Breeding Birds	Great Crested Newt	Otters	Dormouse	Kingfisher	Water Vole	Badgers	Reptiles	White Clawed Crayfish	Lesser Silver Water Beetle
Proposed development which includes the modification conversion, demolition or removal of buildings and structures (especially roof voids) involving the following:	x											
all agricultural buildings (e.g. farmhouses and barns) particularly of traditional brick or stone construction and/or with exposed wooden beams greater than 20cm thick;	x	x										
all buildings with features suitable for bats (i.e. accessible soffit boxes, weather boarding and/or hanging tiles) that are within 200m of woodland and/or water;	x											
pre-1960 detached buildings and structures within 200m of woodland and/or water;	x											
pre-1914 buildings within 400m of woodland and/or water;	x											
pre-1914 buildings with gable ends or slate roofs, regardless of location;	x											

all tunnels, mines, kilns, ice-houses, adits, military fortifications, air raid shelters, cellars and similar underground ducts and structures;	x											
all bridge structures, aqueducts and viaducts (especially over water and wet ground).	x											
Proposals involving lighting of churches and listed buildings or flood lighting of green space within 50m of woodland, water, field hedgerows or lines of trees with obvious connectivity to woodland or water	x	x	x									
Proposals affecting woodland, or field hedgerows and/or lines of trees with obvious connectivity to woodland or water bodies.	x		x			x						
Proposed tree work (felling or lopping) and/or development affecting:												
old and veteran trees that are older than 100 years;	x		x									
trees with obvious holes, cracks or cavities,	x	x	x									
trees with a girth greater than 1m at chest height;	x		x									
Proposals affecting gravel pits or quarries and natural cliff faces and rock outcrops with crevices, caves or swallets.	x		x						x			
Major proposals within 500m of a pond (or similar water body)* (Note: A major proposals is one that is more than 10 dwellings or more than 0.5 hectares or for non-residential development is more than 1000m ² floor area or more than 1 hectare)				x								
Minor proposals within 100m of a pond (or similar water body) *				x								
Proposals directly affecting or within 10m of a pond (or similar water body) *				x				x				x

Proposals affecting the floodplain of a river or within 10m of rivers, ditches, streams, canals, lakes, or other aquatic habitats.	x		x		x		x	x			x	
Proposals affecting 'derelict' land (brownfield sites), allotments and railway land.			x						x	x		
Proposed development affecting any buildings, structures, feature or locations where protected species are known to be present **.	x	x	x	x	x	x		x	x	x	x	x

* The Impact of development on great crested newts is highly variable and site specific, hence these distances are for guidance only. For large developments it may sometimes only be necessary to survey ponds 250m away. Conversely, minor developments may sometimes need to consider ponds further than 100m. An impact assessment in the absence of a full survey may be appropriate in some circumstances.

** Confirmed as present by either a data search (for instance via the local environmental records centre) or as notified to the developer by the local planning authority, and/or by Natural England, the Environment Agency or other nature conservation organisation. Note: a data search not recording any protected species will not in itself be sufficient evidence that such species are not present.

Appendix 2 Template BNG S106

CHESHIRE EAST BOROUGH COUNCIL

Planning Obligation by Deed of Agreement under Section 106 of the Town and Country Planning Act 1990

Cheshire East Borough Council

And

[]

And

[]

And

[]

Relating to Land at []

PLEASE NOTE : This document is a standard form of s106 produced by Cheshire East Council. Individual applications will need alterations and changes to be made to this standard document to tailor it to the specific requirements of the application. However, the Council will not ordinarily agree to change the definitions or clauses 2-16 contained within this document. When you send your agreement to the Council you will need to produce title to the land the subject of the application.

Planning Obligation by Deed of Agreement

under Section 106 of the Town and Country Planning Act 1990
relating to land at

Dated

2023

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DATE

2023

PARTIES:

- (1) **CHESHIRE EAST BOROUGH COUNCIL** of Westfields, Middlewich Road, Sandbach, Cheshire, CW11 1HZ (“Council”)
- (2) §(company number) whose registered office is § (“Owner 1”)
- (3) §(company number) whose registered office is § (“Owner 2”)
- (4) §(company number) whose registered office is § (“Mortgagee”)
- (5) §(company number) whose registered office is § (“BNG Owner”)
- (6) §[Note - All persons with a legal or beneficial interest in the site should also be joined unless otherwise agreed by the Council: including holders of all third party rights, for example, option holders, tenants, beneficial owners where there is a trust, easement and right of way owners where they are affected by the development]

Owner 1 and Owner 2 shall together be known as “the Owner”.

1 INTRODUCTION

- 1.1 The Council is the local planning authority for the purposes of the 1990 Act for the area in which the Site is situated.
- 1.2 The Council is the highway authority for the purposes of the 1980 Act for the area in which the Site is situated.
- 1.3 The Council is the education authority for the area in which the Site is situated.

- 1.4 The Owner is the freehold owner of the Site.
- 1.5 The BNG Owner is the freehold owner of the BNG Mitigation Site.
- 1.6 The Mortgagee is the chargee of the Site under Legal Charge dated § registered as Entries § and § in the Charges Register of title §
- 1.7 § has a legal/beneficial interest in the Site through §
- 1.7 The Owner has submitted the Application to the Council and the Parties have agreed to enter into this Deed in order to secure the planning obligations contained in this Deed, having regard to the provisions of the development plan and the planning considerations affecting the Site.
- 1.8 §The Council resolved on § to approve the Application and grant Planning Permission subject to the prior completion of this Deed. §
- § The Council resolved on § to refuse the Application and the Owner has made an Appeal against the refusal of the Council to grant planning permission for the Application. §
- 1.9 The Parties to this Deed have given due consideration to the provisions of Regulation 122 of the Community Infrastructure Levy Regulations 2010 (SI 2010 No.948 (to the extent relevant to the obligations in this Agreement) and the advice set out at paragraph 56 of the NPPF and agree that the planning obligations it contains are:
- (i) necessary to make the Development acceptable in planning terms;
 - (ii) directly related to the Development; and
 - (iii) fairly and reasonably related in scale and kind to the Development.

NOW THIS DEED WITNESSES AS FOLLOWS:

For the purposes of this Deed the following expressions shall have the following meanings

“1980 Act”	The Highways Act 1980
“1990 Act”	the Town and Country Planning Act 1990 (as amended)
“Appeal”	means the appeal lodged in respect of the refusal by the Council of the Application given the appeal reference §
“Application”	the application for § full/outline§ planning permission registered by the Council on the § and allocated reference number §
“Commencement of Development”	<p>the date on which any material operation (as defined in Section 56(4) of the 1990 Act) forming part of the Development begins to be carried out and “Commence Development” shall be construed accordingly.</p> <p>Note – The Council sees no reason why a planning permission should commence and a s106 not take effect at the same time – indeed obligations within this deed may require schemes with layouts prior to commencement of development approved under the planning permission</p>
“Development”	the Development of the Site by the formation of § as set out in the Application.
“Development Manager”	the Council’s senior development management officer or any other officer to whom they delegate some or all of their functions under this Deed

"Dwellings"	The housing built on Site pursuant to the Planning Permission and reference to "Dwelling" shall mean any one of the houses
"Index"	all Items Index of Retail Prices issued by the Office for National Statistics or any successor organisation
"Interest"	interest at 4% (four) per cent above the Bank of England base rate from time to time
"NPPF"	The National Planning Policy Framework published in July 2021 as amended and updated or such policy document as supersedes or replaces it
"Occupation" and "Occupied" and "Occupier"	occupation for the purposes permitted by the Planning Permission
"Parties"	the parties to this Agreement and the word "Party" shall mean any one of them
"Phase"	a part of the Site identified as a construction phase on the Phasing Plan
"Phasing Plan"	a plan to be approved by the Development Manager before Commencement of Development identifying the number, location, extent and programming of construction phases of the whole Site and showing the number of houses to be provided in each Phase and the location and provision of all of the Open Space serving the whole Site
"Plan 1"	the plan attached to this Deed and marked Plan 1

"Plan 2"	the plan attached to this Deed and marked Plan 2
"Plan 3"	the plan attached to this Deed and marked Plan 3
"Plan 4"	the plan attached to this Deed and marked Plan 4
"Plan 5"	the plan attached to this Deed and marked Plan 5

Note – all plans should be signed by all parties

"Planning Permission"	<p>§the § full/outline§ planning permission subject to conditions granted by the Council pursuant to the Application</p> <p>§the §full/outline§ planning permission subject to conditions granted pursuant to the Appeal</p>
"Reserved Matters"	has the same meaning as in The Town and Country Planning (Development Management Procedure)(England) Order 2015
"S106 Monitoring Officer"	the Council's S106 Monitoring Officer for the time being or their successor post or any other officer to whom they delegate their S106 monitoring functions
"Site"	the land known as § and registered at Land Registry under title number CH§ against which this Deed may be enforced as shown edged red on the Plan 1

“Working Day”

Monday-Friday of each week save for any bank holidays observed in England.

Affordable Housing Definitions

“Adjoining Parish”

Means the parishes of §§

“Affordable Housing”

Social Rented Housing or Affordable Rented Housing and Intermediate Housing as identified in the NPPF or its successor policy guidance provided to eligible households whose needs are not met by the market, determined with regard to local incomes and local house prices, and which includes provision for the housing to be retained at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision and “Affordable House” shall be construed accordingly

"Affordable Housing Scheme"

means a scheme which specifies in relation to the whole of the Site:

- (a) the Agreed Mix;
- (b) the timing, location and distribution of the Affordable Housing within the Site, ensuring that the Affordable Housing is pepper-potted throughout the Site and not segregated from the Open Market Housing;
- (c) details of how the proposed design and construction of the Affordable Housing will ensure that the Affordable Housing is materially indistinguishable (in terms of outward design and appearance) from the Open Market Housing of similar size within the Development;
- (d) if Shared Equity Sale Houses are to be delivered, the detailed terms of the Shared Equity Sale Scheme, together with the legal mechanisms by which it is to be secured and marketed;
- (e) if Discounted Sale Houses are to be delivered the detailed terms of the Resale Covenant Scheme,

together with the legal mechanisms by which it is to be secured and marketed .

and which may be amended from time to time with the written approval of the HM

"Affordable Housing Units"

The 30% (thirty per cent) of the Dwellings identified pursuant to the Affordable Housing Scheme to be constructed on the Site pursuant to the Planning Permission in accordance with the Affordable Housing Scheme approved by the Council

"Affordable Rented Housing"

Affordable Housing to be let by the RPSH to households whose needs are not adequately served by the commercial housing market at no more than 80% (eighty per cent) of the local Market Rent (including service charges where applicable)

"Agreed Mix"

subject to and in accordance with Paragraph 1.3 of Schedule 1, the number size tenure and mix of Affordable Housing Units approved by the Council in writing and which shall be determined having regard to the identified housing needs within the Council's administrative area

"AHP"

The Affordable Homes Programme of government funding available from 2021 – 2026 that is regulated by Homes England

"Cascade Provision"

The selection of prospective Occupiers given priority in the following order;

1. residents of the Parish
2. residents of an Adjoining Parish
3. residents of § ward
4. residents of §
5. residents from anywhere within Cheshire East

Note – this is only required for Rural Exception/Rural/Green belt sites and consequential amendments will be required through the First Schedule if this is not required

"Chargee"

A chargee or mortgagee and an administrator or receiver (including administrative receivers) howsoever appointed by them or any other person appointed under any security documentation to enable such mortgagee or charge to realise its security and any

successors in title to such mortgagee or chargee

“Cheshire Homechoice Scheme”

A partnership scheme between the Council and RPSH in the area of the Council that enables registration to the scheme by those in Housing Need and maintains a list of those in Housing Need and how urgently they require accommodation and any successor scheme or process for a similar purpose as approved by the Council

“Community Connection”

Means that a person

- Currently lives, or has lived, within the boundaries of the parish or adjoining parish and have done for at least 2 (two) consecutive years
- Has immediate family (sibling, son, daughter, parent, step-parent or adoptive parents) who are currently living within the boundaries of the parish or adjoining parish and have done for at least five years
- Has a permanent contract of employment within the parish or adjoining parish

Note - this is only required for Rural Exception/Rural/Green belt sites and consequential amendments will be required through the First Schedule if this is not required

“Completed”

constructed and fitted out ready for Occupation in accordance with the standards approved in the Affordable Housing Scheme

“Designated Protected Area”

means the area of §insert name of area covered by designation§ where regulations are in place to ensure that rural affordable housing – specifically grant-funded shared ownership properties - remain in the ownership of local people. Where this is the case, providers are required to offer grant-funded shared ownership properties with a lease that contains provisions either

a) to restrict staircasing to no more than 80% (eighty per cent) or that

b) in instances where the leaseholder is permitted to acquire more than 80% (eighty per cent) (i.e. up to full ownership), then there is an obligation on the landlord (or a designated alternative landlord) specified in the lease that commits them to repurchase the property when the leaseholder wishes to sell

"Discounted Sale Houses"

Affordable Housing identified in the Affordable Housing Scheme which is to be sold to Qualifying Persons at the Discounted Sale Price in accordance with the Resale Covenant Scheme which the Owners shall ensure binds the Discounted Sale Houses in perpetuity

"Discounted Sale Price"

no more than 70% (seventy per cent) of Open Market Value

"Disposal"

The sale, transfer, option, gift exchange, declaration of trust, assignment, lease and including a contract for any such disposal and "Disposals" "Dispose" and "Disposed of" shall be construed accordingly

"Homes England"

the non-departmental public body that funds Registered Providers of Social Housing or such other body as may replace it and is recognised as such by the Government

"HM"

the Council's senior housing manager for the time being or any other officer to whom they delegate some or all of their functions

"Housing Need"	living in unsuitable housing conditions and/or being unable to afford suitable housing at open market prices either to rent or to buy
"Intermediate Housing"	homes for sale or rent provided at a cost above Social Rented Housing but below market levels which for the avoidance of doubt may include Shared Ownership Housing, Shared Equity Sale Houses, Discounted Sale Houses or such other similar form of intermediate Affordable Housing approved in writing by the Council
"Local Connection"	<p>means that a person:</p> <ul style="list-style-type: none">• currently lives or has lived within the administrative area of the Council and has done so for at least 2 (two) consecutive years; or• has immediate family (parent, sibling, child or adoptive parent) who are currently living in the administrative area of the Council and who has done so for at least 5 (five) years; or• has a permanent contract of employment in the administrative area of the Council; or• is a member of the armed forces or former service personnel (within 5 (five) years of their discharge) or a bereaved spouse or civil partner of a member of the armed forces leaving services family accommodation following the death of their spouse or civil partner, or a serving or former member of the reserve forces who needs to move because of a serious injury, medical condition or disability sustained as a result of such membership; or• has other significant connections to the administrative area of the Council such that in the reasonable opinion of the HM, they should be eligible for Affordable Housing within the administrative area of the Council
"Market Rent"	the estimated amount for which the relevant Dwelling should lease (let) on the date of valuation between a willing lessor and willing lessee on appropriate lease terms in an arms length transaction after proper marketing wherein the

parties had acted knowledgeably, prudently and without compulsion

"Nominations Agreement"

an agreement between the Council and a RPSH establishing a process for nominating Qualifying Persons as tenants for a percentage of the Social Rented Dwellings and the Affordable Rented Housing substantially in the form appended at the Third Schedule

"Open Market Housing"

Dwellings constructed on the Site pursuant to the Planning Permission which are not identified as Affordable Housing Units in the Affordable Housing Scheme

"Open Market Value"

s

(a) in relation to Social Rented Housing Affordable Rented Housing and Shared Ownership Housing such open market value as is agreed between the Owner and the Registered Provider;

(b) in relation to the Discounted Sale Houses and the Shared Equity Sale Houses such open market value as is agreed between the Owner and HM;

h case assessed in general accordance with the Red Book of the Royal Institution of Chartered Surveyors as amended from time to time

"Parish"

Means the parish of §

"Qualifying Persons"

persons approved by the HM in writing who have demonstrated that they are In Housing Need, will Occupy Affordable Housing as a sole or main residence and who have a Local/Community Connection and "Qualifying Person" shall be construed accordingly

"Registered Provider of Social Housing" and "RPSH"	mean a registered provider of social housing within the meaning of Section 80(2) of Part 2 of the Housing and Regeneration Act 2008 (including any statutory replacement or amendment) as registered with Homes England
"Resale Covenant Scheme"	a scheme approved in writing by HM which restricts the sale price of the Discounted Sale Houses to the Discounted Sale Price and restricts owner-occupation to Qualifying Persons and the terms upon which such occupation and /or sale or transfer of such Dwellings may take place within the parameters set out in the First Schedule such scheme to be substantially in the form set out at the Fourth Schedule with such modifications and amendments as may be agreed in writing by the HM
"Rural Exception Site"	Small sites used for affordable housing in perpetuity where sites would not normally be used for housing
"Serviced Condition"	in relation to the land to be used for Affordable Housing the remediation of the land to a standard fit for its end use and the provision of roads, sewers, gas, wheelchair access, electricity and telecommunications to the boundary of the said land in accordance with a scheme which has first been submitted to and approved by the Council
"Shared Equity Sale Houses"	those Affordable Housing identified in the Affordable Housing Scheme which are to be sold subject to a Shared Equity Sale Scheme to Qualifying Persons
"Shared Equity Sale Scheme"	a scheme approved in writing by the HM which controls the permitted sale price of the Shared Equity Sale Houses, the categories of persons who are eligible to own and/or occupy the

Shared Equity Sale Houses and the terms upon which such occupation and/or Disposal of such houses may take place and which provides for a subsidy up to 30% (thirty per cent) of the purchase price secured on the Shared Equity Sale Houses by way of second charge and redeemed in accordance with, and on such legally binding terms, as the HM may reasonably require

"Shared Ownership Housing"	Affordable Housing sold and leased by a RPSH on Shared Ownership Terms as HM may approve
"Shared Ownership Terms"	terms of disposal contained in model shared ownership leases published by the Homes England from time to time whereby (i) a RPSH sells shares in the equity of a dwelling to an occupier who pays rent upon the remainder and §(ii) Staircasing to 100% (one hundred per cent)of the equity of the dwelling is allowed; § (ii) Staircasing to 80%(eighty percent) of the equity of the dwelling is allowed in accordance with the Designated Protected Area
"Social Rented Housing"	Affordable Housing let by a RPSH at a Target Rent to tenants eligible for social housing
"Staircasing"	the exercise by the owner-occupier of a Shared Ownership Housing of the right to purchase additional equity shares up to §100% (one hundred percent)§80% (eighty percent)§ of the entire interest in the dwelling after which the rent payable on any equity share retained by the RPSH shall be reduced proportionally
"Surplus Sale Proceeds"	any sums received by a RPSH by way of Staircasing or exercise of a tenants right to acquire so far as such sale proceeds exceed:

- (a) all capital debt incurred by the RPSH in relation to the relevant dwelling including interest and costs thereon; and
- (b) all related costs in respect of the purchase and sale of the relevant dwelling or an equity share in the relevant dwelling

"Target Rent"

target rents for social rented housing (or its equivalent) as published from time to time by Homes England (or such other body as may replace Homes England, having responsibility for setting target rents for social housing)

"Transfer"

the transfer of the freehold or grant of a lease for a term of at least 125 (one hundred and twenty five) years unless otherwise agreed in writing with the Council and "Transferred" shall be construed accordingly

Education Definitions

"BB103"

means the document described as Building Bulletin 103 and entitled "Area Guidelines for Mainstream Schools" published by the Department for Education and the Education Funding Agency and dated June 2014 including any document which from time to time replace (in whole or part) that document

"BB104"

means the document described as Building Bulletin 104 and entitled "Area Guidelines for SEND and alternative provision" published by the Department for Education and the Education Funding Agency and dated December 2015 including any document which from time to time replaces in whole or in part that document

"Education Contribution"

means the Primary Education Contribution, the Secondary Education Contribution and the Special Education Needs Contribution

“Education Index”	Means the BCIS (Building Cost Information Service) all in tender price index
“Education Purposes”	Means the purpose for which the Education Contribution is paid as set out in the definitions of Primary Education Contribution, Secondary Education Contribution and Special Education Needs Contribution
“Local Factors”	Means the factors which will be taken into account (in addition to the Primary Education Provision Factors, the Secondary Education Provision Factors or the Special Education Needs Provision Factors as appropriate) by the Council in relation to the provision of additional and / or replacement educational facilities for children of school age namely the need for process involved in and outcome of any consultation which is necessary under the School Organisation (Prescribed Alterations to Maintained Schools)(England) Regulations 2013 and the School Organisation (Establishment and Discontinuance of Schools) Regulations 2013, the purchase or other acquisition of any necessary land and / or rights for the provision of such facilities, the need to obtain and the terms of any approval of the Secretary of State for Education under section 77 of the School Standards and Framework Act 1998, the need for and if necessary obtaining of any planning permission for such facilities and (where appropriate) the organisation of classrooms and other accommodation within the school(s) concerned and the ability of the Council to enforce the expansion of the school(s) concerned where any such school is its own admission authority
“Primary Education Contribution”	means the sum of £§ (§ Pounds) towards the costs of the provision of sufficient classroom(s) and/or additional or alternative accommodation having regard to the need for specialist educational facilities within the school(s) concerned, in

accordance with BB103 and associated ancillary building areas (including but not limited to hall, office, group room) plus any required external works such as (but not exclusively) playground, playing field, car park; for the § (§) pupils of primary school age that can be expected to be generated (in accordance with BB103) by the development; such classroom(s) and/or facilities to be provided (at the sole discretion of the Council as the local education authority and having regard to the application of the Primary Education Provision Factors and the Local Factors) at one of the Primary Schools located within 2 miles of the Development. ***Primary Schools currently located within 2 miles (or catchment) of the development include §***

“Primary Education Provision Factors” means the factors to be taken into account in respect of the provision of buildings and / or facilities to accommodate children of primary school age as set out in BB103 including the provision of net area and / or non-net area accommodation as described in BB103

“Secondary Education Contribution” means the sum of £§(§Pounds) towards the costs of the provision of sufficient classroom(s) and / or additional or alternative accommodation having regard to the need for specialist educational facilities within the schools concerned in accordance with BB103 and associated ancillary building areas (including but not limited to hall, office, group room) plus any required external works such as (but not exclusively) playgrounds, playing fields, car parks; for the § (§) pupils of secondary school age that can be expected to be generated (in accordance with BB103) by the Development; such classroom(s) to be provided (at the sole discretion of the Council as the local education authority and having regard to the application of the Secondary Education Provision Factors and the Local Factors) at one of the Secondary School(s) located within 3 miles of the Development., ***Secondary Schools currently***

located within 3 miles (or catchment) of the development include §

“Secondary Education Provision Factors” means the factors to be taken into account in respect of the provision of buildings and / or other facilities to accommodate children of secondary school age as set out in BB103 including the provision of net area and non-net area accommodation as described in BB103

“Special Education Contribution” Needs means the sum of £§ (§Pounds) towards the costs for sufficient classroom(s) and/or additional or alternative accommodation having regard to the need for specialist educational facilities within the schools concerned in accordance with BB104 and associated ancillary building areas (including but not limited to hall, office, group room) plus any required external works such as (but not exclusively) playgrounds, playing fields and car parks for the § (§) pupils with a SEN need that can be expected to be generated (in accordance with BB103) by the Development such classroom or other facilities to be provided (at the sole discretion of the Council as the local education authority and having regard to the application of the Special Education Provision Factors and the Local Factors) at §, or at such other school catering for Special Educational Needs as may be being provided within ten years of the payment of the Education Contribution or in the event that the Council triggers the need for a new school

“Special Education Provision Factors” Needs means the factors to be taken into account in respect of the provisions of buildings and/or facilities to accommodate children of Special Education Needs school age as set out in BB104 including the provision of net area and/or non-net area accommodation as described in BB104

Highways Definitions

“Bus Shelter Contribution”	means the sum of £§ (§ pounds) as a contribution towards the provision and/or improvement of bus shelters located in the vicinity of the Site the need for which arises directly from the Development
“Footpath Contribution”	the sum of £§ (§ pounds) towards the Council`s costs of improving pedestrian links from the Site to §
“Highways Contribution”	The sum of £ § (§pounds)
“Highways Index”	Construction Output Price Index (New Works) (OPI)
“Highways Works”	Works for mitigating the traffic and transportation impacts of the Development through §
“Traffic Management Contribution”	means the sum of £§ (§ pounds) as a contribution towards the costs of implementing traffic management measures, the need for which arises directly from the Development
“Traffic Regulation Order”	An order under the Road Traffic Regulation Act 1984 to regulate the §parking of vehicles/speed of vehicles§ on highways within the vicinity of the Site
“TRO Contribution”	The sum of £ § (§pounds)
“TRO Works”	The funding of a Traffic Regulation Order to regulate the parking of vehicles on highways in the vicinity of the Site which shall include all reasonable advertising administrative and legal costs involved in the making of the Traffic Regulation Order and provision of road

markings and signs, the need for which arises directly from the Development

Open Space Definitions

“Allotments”	an area of §m ² for use as allotments to be provided on the Site within the Open Space
“Allotment Contribution”	The sum of £§(§pounds) to be paid to the Council for the improvement of existing allotments in § in place of the provision of allotments within the Site and the need for which arises directly from the Development
“Allotment Purposes”	the addition, improvement and enhancement of the allotments at § together with all proper and reasonable professional fees and administrative expenses directly attributable thereto to the end and intent that the said monies shall be used towards additions, improvements and enhancements for § allotments within a 15 year period from receipt from the Owner
“Certificate”	means a certificate containing a summary of the Expenditure and specifying the amount of the Estate Service Charge for any Financial Year.
“Ecological Works and Habitat Management Scheme”	A scheme setting out works to increase the ecological value of the §Pond §Woodland Area§ for §amphibians§ general biodiversity§, and the long term management proposals
“Estate Service Charge”	an estate service charge forever charged on and issuing out of the Site and representing a fair and proper proportion of the Expenditure applicable to the particular Dwelling and payable annually to the Management Company in respect of its administration and of insuring and maintaining, repairing and as

necessary renewing the Open Space in accordance with the Management Scheme and Ecological Works and Habitat Management Scheme

“Expenditure”

the aggregate of all costs, charges, expenses and outgoings whatsoever incurred by the Management Company in relation to the insurance, maintenance, repair, cleansing, and where necessary renewal of the Open Space all in accordance with the Management Scheme and Ecological Works and Habitat Management Scheme

“Financial Year”

each year ending on 31st December or such other date as the Management Company shall determine

“Local Area Play”

An unsupervised equipped play area containing at least 3 (three) different fixed items of play equipment (including one multi unit) which are suitable for use by toddlers designed and laid out to meet relevant safety standards for play facilities (which shall be the appropriate European Standard), in the area shown hatched § on the Plan

“LAP”

“Locally Equipped Area for Play”

An unsupervised equipped play area containing at least 5 (five) different fixed items of play equipment (including one multi unit) which are suitable for use by children of early school age (aged 4-10 years old) designed and laid out to meet relevant safety standards for play facilities (which shall be the appropriate European Standard), in the area shown hatched § on the Plan

“LEAP”

“Maintenance Sum”

a sum calculated by the Council to cover the ongoing management and maintenance of the Open Space for a period of 15 (fifteen) years from the date of transfer to the Council/§ based on the actual costs of the management and maintenance tasks required to be carried out to

the Open Space as identified in the Management Scheme

“Management Company”

A limited company with the purpose of managing the Open Space within the Development in accordance with the Management Scheme and Ecological Works and Habitat Management Scheme

“Management Scheme”

A scheme for the future management and maintenance of the Open Space that identifies the maintenance requirements for the Open Space including all ongoing maintenance operations, specifically identifying the management objective, task and the timing and frequency of the operation for all the features of the Open Space to include hard and soft landscaping, surfacing materials, furniture, play equipment, refuse or other storage units, signs, lighting, boundary treatments, trees, shrubs and hedge plants and details of who is to undertake the on-going future maintenance of the Open Space to ensure that the Open Space remains safe and available for public use based on the draft Management Scheme attached to this Deed at the Sixth Schedule

“Multi Use Games Area”

A hard surfaced fenced area to meet with Sport England standards

“MUGA”

“Neighbourhood Equipped Area Play”

An unsupervised equipped play area containing at least 8 (eight) different fixed items of play equipment (including one multi unit) which are suitable for use by children of early school age (aged 4-10 years old) designed and laid out to meet relevant safety standards for play facilities (which shall be the appropriate European and Fields in Trust Standards) associated with a kick about area, in the area shown hatched on the Plan

“NEAP”

“Offsite Green Space Contribution”	The sum of £\$(pounds) to be paid by the Owner to the Council for § at § in place of provision of amenity greenspace within the Site and the need for which arises directly from the Development
“Offsite Play Contribution”	The sum of £\$(pounds) to be paid by the Owner to the Council for § at § in place of the provision of an equipped children’s play area within the Site and the need for which arises directly from the Development
“Open Space”	All the areas of open space within the Development and identified within the Phasing Plan and detailed in the Open Space Scheme to be provided by the Owner including formal and informal recreation areas, §the LEAP, §LAP, §NEAP, §MUGA, the Play Space, Allotments, Teen Facilities, Outdoor Gym, incidental green spaces around the Development outside of residential curtilage, pedestrian and cycle links, wildlife habitats, landscaping belts and drainage areas as shown outlined/hatched § on the Plan
“Open Space Scheme”	a scheme approved by the Development Manager in respect of each Phase detailing (i) the size location and type of Open Space (ii) details and specifications for works and materials showing how the Open Space will be graded, drained, landscaped, seeded, planted, laid out and provided fit for use by the public (iii) in relation to §the LEAP, §LAP, §NEAP, §MUGA and Teen Facilities details of the design and layout of the area, the construction specification, the safety surfacing, materials and play equipment, demonstrating that they meet relevant European safety and disability standards, together with details of fencing, seating for supervising adults and a buffer zone landscaped with low level planting, (iv) in relation to the Outdoor Gym the detailed plan, specification for construction, works and materials demonstrating that they meet relevant European safety and disability standards (v) in relation to the Allotments a detailed plan and

specification for the construction and laying out of the Allotments, including details of secure fencing, the water supply serving the Allotments, number of standpipes (each standpipe serving 5 plots), toilets, bitmac parking area for the tenants of the Allotments, hardstanding delivery area and accessible paths (vi) a specification of the construction method and materials to be used

“Open Space and Amenity Land Commuted Sum” the sum of £§ (§pounds) to cover deficiencies in the provision of open space and amenity land within the Development as identified by the Council the need for which arises directly from the Development

“Open Space and Amenity Land Purposes” towards works of addition, improvement and enhancement together with all proper and reasonable professional fees and administrative expenses directly attributable thereto to the end and intent that the said monies shall be used towards additions, improvements and enhancements of § and at § within the period of § years from receipt from the Owner

“Outdoor Gym” A gym of 16 (sixteen) activities to be provided on the Open Space on the Site

“Play Space” The play space to be provided by the Owner within the Site in the area hatched § on Plan§

“Pond” The area shown hatched/edged blue on Plan §

“Recreation and Outdoor Sports Facilities Commuted Sum” the sum of £§ (§ Pounds) to cover the deficiencies in the provision of recreation and outdoor sports facilities within the Development as identified by

the Council the need for which arises directly from the Development

“Recreation and Outdoor Sports Facilities Purposes” towards works of addition, improvement and enhancement to the sports pitches and sports facilities together with all proper and reasonable professional fees and administrative expenses directly attributable thereto to the end and intent that the said monies shall be used towards additions, improvements and enhancements of § and at § within the period of § years from receipt from the Owner

“Service Charge Payment Date” the date of completion of the transfer of each Dwelling comprised in the Development and thereafter on 1st January in each year

“Teen Facilities” An area allocated for teenagers to include a combination of items such as a hang out shelter/seating area, BMX/skate facility, climbing wall, table tennis located near the NEAP and MUGA in line with Fields in Trust standards

“Woodland Area” The area shown hatched/edged blue on Plan §

Biodiversity Net Gain Definitions

“BNG” means Biodiversity Net Gain

“Biodiversity Metric Calculation” an assessment of biodiversity which calculates the biodiversity impact of a development, or change in land management, in biodiversity units

“BNG Mitigation Site”	the land known as § and registered at Land Registry under title number CH§ against which this Deed may be enforced shown edged red on Plan 2 where the § biodiversity units shall be provided for the purpose of achieving the BNG for the Development
“Biodiversity Site Management Period”	means the period of 30 (thirty) years from the issue of the Habitat Creation Completion Certificate
“Biodiversity Site Management Plan”	<p>§means the management plan for the BNG Mitigation Site which shall include the following-</p> <ul style="list-style-type: none"> <li data-bbox="732 864 1501 931">(a) the principles of habitat management to be applied; <li data-bbox="732 1037 1501 1149">(b) the management protocols for the BNG Land to be employed for the Biodiversity Site Management Period; <li data-bbox="732 1254 1501 1429">(c) the timing and frequency of management activities works and actions and maintenance works activities and actions to be implemented throughout the Biodiversity Site Management Period; <li data-bbox="732 1534 1501 1816">(d) A reporting process whereby the Nature Conservation Officer shall be informed of any ecological issues on the BNG Mitigation Site, which report shall include an assessment of the cause of the issue and potential remedy for the reported issue and a timetable for implementation of any measures approved by the Nature Conservation Officer;

- (e) A process for submitting written requests to the Nature Conservation Officer to amend the Biodiversity Site Management Plan. §

§ means the document reference § submitted as part of the Application§

“BNG Ecologist”

means the ecologist who shall be responsible for implementation of the Habitat Creation Works, the Biodiversity Site Management Plan and Ecological Monitoring Strategy and preparing and submitting Ecological Monitoring Reports

“Ecological Monitoring Report”

means the report to be submitted in accordance with paragraph § of Part 7 of the Second Schedule in accordance with the Ecological Monitoring Strategy

“Ecological Monitoring Strategy”

§ means the monitoring strategy for the BNG Mitigation Site which shall include the following:

- (a) The frequency of monitoring visits and the monitoring methods to be employed, including the minimum qualifications and experience of those undertaking or assisting in the monitoring process;
- (b) The monitoring methodologies used to assess the progress of the habitats created towards their target condition and target distinctiveness;
- (c) The method of reporting the results of monitoring and the data to be supplied to the Nature Conservation Officer with each Ecological Monitoring Report submitted pursuant to the Ecological Monitoring Strategy;
- (d) The monitoring results which are the agreed triggers for the BNG Ecologist to prepare a

programme of remedial actions and measures with an accompanying timetable for the written approval of the Nature Conservation Officer; §

§ means the document reference § submitted as part of the Application§

“Habitat Creation Completion Certificate” means a written certificate issued by the Nature Conservation Officer confirming that the Habitat Creation Works have been completed to his satisfaction

“Habitat Creation Method Statement” Means the method statement for the delivery of the habitat creation or enhancement works sufficient to deliver the required Biodiversity Units, as detailed in the submitted document reference §

“Habitat Creation Works” means habitat creation works undertaken at the BNG Mitigation Site in accordance with the Habitat Creation Method Statement, the completion of which is to be evidenced by the issue of a Habitat Creation Completion Certificate and for the avoidance of doubt these works are to develop and create the biodiversity habitats only and does not cover the subsequent management of the habitat following initial habitat creation works

“Nature Conservation Officer” means the Council’s Nature Conservation Officer for the time being or their successor post or any other officer to whom they delegate their nature conservation management functions

Healthcare Definitions

“Healthcare Contribution”	the sum of £\$ (§ pounds) for the Healthcare Contribution Purposes
“Healthcare Contribution Purposes”	Works towards § at § the need for which arises directly from the Development
“Healthcare Provider”	The body who the Healthcare Contribution will be paid to by the Council to carry out the Healthcare Contribution Purposes

OVERAGE

“Actual Land Acquisition Costs”	<p>The actual value of the Site at the date it is acquired from the Owner being the aggregate of the following:</p> <ul style="list-style-type: none"> (a) the price paid by the buyer of the Site to the Owner; and (b) an amount equal to any discount from market value allowed by the Owner to the buyer of the Site in accordance with an option agreement
“Assessment Date”	the date upon which completion of the Disposal of the fiftieth to last Dwelling takes place or is deemed have taken place
“Base Profit”	The Gross Development Value for the Open Market Housing multiplied by § % added to the Gross Development Value for the Affordable Housing multiplied by § % to ascertain the developer’s profit for the scheme
“Costs”	The total costs of the development to be determined by adding the total development costs (as shown at the end of Table 2 of the Residual Development Profit Appraisal) to the total of the cost of bank finance (as

shown at the end of Table 3 of the Residual Development Profit Appraisal).

“Disposal”

A transfer or lease of a Dwelling and “Disposals” “Dispose” and “Disposed of” shall be construed accordingly

“Dwellings”

the houses built on the Site pursuant to the Planning Permission and reference to “Dwelling” shall mean any one of the houses

“Extras”

The price received by the Owner for the supply of any extra items over and above the relevant Standard Specification including carpets, curtains, conservatories, soft furnishings and white goods provided by the Owner on the Disposal of the Dwelling;

“Gross Development Value”

the composite sum of the Sales Value for each of the Dwellings as set out in Table 1 of the Residual Development Profit Appraisal

“Incentives”

any items properly provided by the Owner to a buyer on a Disposal by way of an incentive on the sale of the relevant Dwelling (provided that all Extras shall be excluded from the calculation of Incentives) including:

(a) the evidenced cost of any items (for example, but not limited to, carpets, curtains, soft furnishings and white goods) included in the sale of the relevant Unit in respect of which no additional payment is made by the purchaser of the Dwelling;

(b) the payment of the purchaser’s solicitor’s and/or surveyor’s costs and expenses and/or purchaser’s removal costs, stamp duty land tax and/or any other expenditure paid or reimbursed by the developer which a purchaser of a Dwelling would reasonable be expected to have incurred; and

(c) the amount of any discount, deposit paid arrangement, allowance, cashback or other sales incentive

“Independent Surveyor”

the person appointed under the provisions of paragraph § of Part 8 of the First Schedule

“Overage”	<p>The amount by which any Surplus Profit for the development exceeds the Base Profit, calculated and determined in accordance with the Residual Development Profit Appraisal prepared following the Assessment Date in accordance with the provisions of Part 8 of the First Schedule and such that:</p> <p>the Overage is the sum obtained (if any) by deducting the Base Profit from the Surplus Profit and is subject to the Overage Cap</p>
“Overage Cap”	the sum of £§ (§ pounds)
“Residual Development Profit Appraisal”	<p>an open-book financial viability appraisal of the Development in accordance with the Sixth Schedule dealing with the Development as it exists at the relevant date or in a form similar to that contained in the Sixth Schedule or as may otherwise be proposed by the Owner and agreed by the Council in writing such agreement not to be unreasonably withheld or delayed</p>
“Sales Value”	<p>The price or premium which the Owner receives as consideration for the Disposal of a Dwelling net of Incentives and Extras</p>
“Security Units”	<p>the last § Dwellings to be sold at the Site as permitted by the Planning Permission (and ‘Security Unit’ means any one of them)</p>
“Standard Specification”	<p>the developer’s standard specification for the relevant house-type in use at the time when the relevant Dwelling is sold</p>
“Surplus Profit”	<p>the amount (if any) by which the Gross Development Value exceeds the Costs as shown in Table 4 of the Residual Development Profit Appraisal</p>

2 CONSTRUCTION OF THIS DEED

- 2.1 Where in this Deed reference is made to any clause, paragraph or schedule or recital such reference (unless the context otherwise requires) is a reference to a clause, paragraph or schedule or recital in this Deed.
- 2.2 Words importing the singular meaning where the context so admits include the plural meaning and vice versa.
- 2.3 Words of the masculine gender include the feminine and neuter genders and words denoting actual persons include companies, corporations and firms and all such words shall be construed interchangeable in that manner.
- 2.4 Wherever there is more than one person named as a party and where more than one party undertakes an obligation all their obligations can be enforced against all of them jointly and against each individually unless there is an express provision otherwise.
- 2.5 Any reference to an Act of Parliament shall include any modification, extension or re-enactment of that Act for the time being in force and shall include all instruments, orders, plans regulations, permissions and directions for the time being made, issued or given under that Act or deriving validity from it.
- 2.6 References to any party to this Deed shall include the successors in title to that party and to any deriving title through or under that party and in the case of the Council the successors to its statutory functions.
- 2.7 The headings and contents list are for reference only and shall not affect construction.
- 2.8 Any obligation, covenant, undertaking or agreement by any party to this Deed not to do any act or thing includes an obligation, covenant, undertaking or agreement not to permit, procure or allow the doing of that act or thing.

3 LEGAL BASIS

- 3.1 This Deed is made pursuant to Section 106 of the 1990 Act and section 111 of the Local Government Act 1972 and section 1 of the Localism Act 2011 and (in relation to Affordable Housing matters) Section 609 of the Housing Act 1985 with the intention that it shall bind the Parties interests in the Site.
- 3.2 The covenants, restrictions and requirements imposed upon the Parties under this Deed create planning obligations pursuant to Section 106 of the 1990 Act and are enforceable by the Council as local planning authority against the Parties and to the extent that any of the obligations are not planning obligations within the 1990 Act they are entered into pursuant to the powers contained in s111 Local Government Act 1972, s33 Local Government (Miscellaneous Provisions) Act 1982 and s1 Localism Act 2011 and all other enabling powers.

4 CONDITIONALITY

- 4.1 This Deed shall come into effect upon the issue of the Planning Permission except for clause 7.1, 9, 13, 14, 15 and 16 which shall come into effect immediately upon completion of this Deed.

Note – the Council sees no reason for the s106 to take effect otherwise than from the point of issue of the planning permission, and obligations within this deed may require schemes with layouts, or other obligations to occur prior to commencement of the planning permission

5 THE OWNER'S COVENANTS AND MORTGAGEE'S ASSENT

- 5.1 The Owner covenants with the Council

5.1.1 as set out in the First Schedule;

- 5.1.2 not to encumber or otherwise deal with their interest in the Site or any part or parts thereof in any manner whatsoever whereby the obligations, covenants and undertakings imposed by this Agreement are rendered impossible to carry out;

5.1.3 To notify the Council's S106 Monitoring Officer within five Working Days of the occurrence of the following dates:

- Commencement of the Development; and
- Occupation of the first Dwelling within each Phase of the Development; and
- Commencement of construction of the Affordable Housing Dwellings; and
- Occupation of the first Affordable Housing Dwelling within the Development;

[Note – further notifications may need to added dependant upon trigger points contained within the obligations]

5.1.4 that there are no interests (legal or equitable) required for the purposes of S106 in the Site other than detailed in this Deed.

5.2 The Mortgagee acknowledges and declares that this Deed has been entered into by the Owner with its consent and that the Site shall be bound by the obligations contained in this Deed and that the security of the mortgage over the Site shall take effect subject to this Deed PROVIDED THAT the Mortgagee shall otherwise have no liability under this Deed unless it takes possession of the Site in which case it too will be bound by the obligations as if it were a person deriving title from the Owner.

5.3 § acknowledges and declares that this Deed has been entered into by the Owner with its consent and that the Site shall be bound by the covenants and obligations contained in this Deed and that the operation and exercise of their interest shall take effect subject to this Deed.

6 THE COUNCIL'S COVENANTS

6.1 The Council covenants with the Owner

6.1.1 as set out in the Second Schedule

6.1.2 Following receipt of any payments or financial contributions from the Owner pursuant to any obligations contained in this Deed,

- (a) to place the payments or financial contributions on deposit in the Council's Bank accounts (as the Council in its sole discretion shall decide) and to attribute a rate of interest thereon; and
- (b) to apply such payments or financial contributions only for the purposes specified in this Deed provided that the Council will be entitled to treat any accrued interest as if it were part of the principal sum paid by the Owner and for the avoidance of doubt the Council may apply all or any part of such payments to costs already incurred at the date of payment in pursuit of the purposes specified in this Deed.

7 MISCELLANEOUS

- 7.1 The Owner shall pay to the Council on completion of this Deed the reasonable legal and planning costs of the Council in the sum of £\$ (\$ pounds) incurred in the negotiation, preparation and execution of this Deed.
- 7.2 No provisions of this Deed shall be enforceable under the Contracts (Rights of Third Parties) Act 1999.
- 7.3 This Deed shall be registerable as a local land charge by the Council.
- 7.4 Where the agreement, approval, consent or expression of satisfaction is required by the Owner from the Council under the terms of this Deed such agreement, approval or consent or expression of satisfaction shall not be unreasonably withheld or delayed and any such agreement, consent, approval or expression of satisfaction shall be given by the Development Manager unless otherwise stated.
- 7.5 Insofar as any clause or clauses of this Deed are found (for whatever reason) to be invalid illegal or unenforceable then such invalidity illegality or unenforceability shall not affect the validity or enforceability of the remaining provisions of this Deed.
- 7.6 This Deed shall cease to have effect (insofar only as it has not already been complied with) if the Planning Permission shall be quashed, revoked or otherwise withdrawn or expires prior to the Commencement of Development.

- 7.7 No person shall be liable for any breach of any of the planning obligations or other provisions of this Deed after it shall have parted with its entire interest in the Site but without prejudice to liability for any subsisting breach arising prior to parting with such interest provided that the notice required by Clause 9 has been given.
- 7.8 Nothing in this Deed shall prohibit or limit the right to develop any part of the Site in accordance with a planning permission (other than the Planning Permission) granted (whether or not on appeal) after the date of this Deed.
- 7.9 Without prejudice to the Council's statutory rights of entry the Owner shall permit the Council and its authorised employees and agents upon reasonable written notice to enter the Site at all reasonable times for the purpose of verifying whether or not any obligation arising hereunder has been performed or observed.
- 7.10 The obligations contained in this Deed shall not be binding upon nor enforceable against any statutory undertaker or other person who acquires any part of the Site or interest therein for the purposes of the supply of electricity gas water drainage telecommunication services or public transport services.
- 7.11 The obligations to pay the §Education Contribution/Offsite Green Space Contribution/Offsite Play Contribution/Recreation and Outdoor Sports Facilities Commuted Sum/Open Space and Amenity Land Commuted Sum/Highway Contribution/Bus Shelter Contribution/Footpath Contribution/Traffic Management Contribution/TRO Contribution/Healthcare Contribution§ pursuant to provisions of paragraph § of Part 3§, 4§ and 5§ of the First Schedule to this Deed shall not be enforceable against an owner/occupier or tenants or their successors in title (or in either case their respective mortgagees) of a Dwelling Disposed of pursuant to the Planning Permission PROVIDED THAT on the date of first Disposal of the Dwelling any payment which has become due as at the date of such Disposal pursuant to the provisions of Part § of the First Schedule has been made and FOR THE AVOIDANCE OF DOUBT an owner/occupier or tenant or their successors in title (or in either case their respective mortgagees) of that Dwelling shall not be liable for any payment that was not due at the date of the first Disposal of that Dwelling nor for any payment that becomes due after the date of first Disposal of that Dwelling.
- 7.12 The exemption from liability in clause 7.11 shall be suspended for Dwellings in the event that at the time of first Disposal any payments due under this Agreement are outstanding and shall remain suspended until all outstanding

payments plus the required Interest shall have been paid and PROVIDED THAT any restriction on Occupation in this Deed shall remain enforceable against any owner/occupiers or tenants (or their mortgagees) occupying a Dwelling in breach of such restriction.

8 WAIVER

- 8.1 No waiver (whether expressed or implied) by the Council of any breach or default in performing or observing any of the covenants terms or conditions of this Deed shall constitute a continuing waiver and no such waiver shall prevent the Council from enforcing any of the relevant terms or conditions or for acting upon any subsequent breach or default.

9 CHANGE IN OWNERSHIP

- 9.1 The Owner agrees with the Council to give the Council immediate written notice of any change in ownership of any of its interests in the Site occurring before all the obligations under this Deed have been discharged such notice to give details of the transferee's full name and registered office (if a company or usual address if not) together with the area of the Site or unit of occupation purchased by reference to a plan.

10 INDEXATION

- 10.1 Unless otherwise referred to below, any sum referred to as due in the First Schedule shall be increased by an amount equivalent to the increase in the Index from the date hereof until the date on which such sum is payable.
- 10.2 The Highways Contribution/TRO Contribution/Footpath Contribution/Bus Shelter Contribution/Traffic Management Contribution referred to as due in the First Schedule shall be increased by an amount equivalent to the increase in the Highways Index from the date hereof until the date on which such sum is payable.
- 10.3 The Education Contribution referred to as due in the First Schedule shall be increased by an amount equivalent to the increase in the Education Index from the date hereof until the date on which such sum is payable.

11 INTEREST

11.1 If any payment due under this Deed is paid late, Interest will be payable from the date payment is due to the date of payment.

12 VAT

12.1 All consideration given in accordance with the terms of this Deed shall be exclusive of any value added tax properly payable.

13 JURISDICTION

13.1 This Deed is governed by and interpreted in accordance with the law of England and the parties submit to the non-exclusive jurisdiction of the Courts of England.

14 DELIVERY

14.1 The provisions of this Deed (other than this clause which shall be of immediate effect) shall be of no effect until this Deed has been dated.

15 NOTICES

15.1 In this Clause:

15.1.1 'The Council's address' means the address of the Council shown on the first page of this Deed or such other address as the Council may from time to time notify to the Owner and its successors as being its address for service for the purposes of this Deed

15.1.2 'The address of the Owner' means the address shown on the first page of this Deed or such other address as it may have from time to time notified to the Council as being its address for service for the purposes of this Deed

15.1.3 'The address of the Mortgagee' means the address shown on the first page of this Deed or such other address as it may have from time to time notified to the Council as being its address for service for the purposes of this Deed

[Note -Add any other party with an interest in the Site]

15.2 Any notice or other communication given or made in accordance with this Deed shall be in writing and:

- 15.2.1 May (in addition to any other effective mode of service) be delivered personally or sent by registered or recorded delivery or prepaid first class letter post or its equivalent and
- 15.2.2 Shall in the case of a notice or other communication to the Council be served on the Council at the Council's address addressed to its Planning S106 Monitoring Officer
- 15.2.3 Shall in the case of a notice or other communication to the Owner be served on the Owner at the address of the Owner
- 15.2.4 Shall in the case of a notice or other communication to the Mortgagee be served on the Mortgagee at the address of the Mortgagee

[Note - Add any other party with an interest in the Site]

15.3 Notices shall not be sent by email or DX

16 DISPUTES

16.1 One Party may by serving notice on all the other Parties (the **Notice**) require a dispute to be referred to an expert for determination.

16.2 The Notice must specify:

16.2.1 The nature, basis and brief description of the dispute;

16.2.2 The Clause or paragraph of a Schedule or Appendix pursuant to which the dispute has arisen; and

16.2.3 The proposed expert.

16.3 The expert may be agreed upon by the Parties and in the absence of such agreement within one month of the date that the Notice is issued pursuant to clause 16.1 either Party may request that the following nominate the expert at their joint expense:

16.3.1 If such dispute relates to matters concerning the construction, interpretation and/or the application of this Agreement, the Chairman of the Bar Council to nominate the expert;

16.3.2 If such dispute relates to matters requiring a specialist chartered surveyor, the President of the Royal Institute of Chartered Surveyors to nominate the expert;

- 16.3.3 If such dispute relates to matters requiring a specialist chartered civil engineer or specialist transport advice, the President of the Institution of Civil Engineers to nominate the expert;
 - 16.3.4 If such dispute relates to matters requiring a specialist chartered accountant, the President of the Institute of Chartered Accountants in England and Wales to nominate the expert;
 - 16.3.5 If such dispute relates to Affordable Housing the expert shall be nominated by the President of the Royal Town Planning Institute; and
 - 16.3.6 In all other cases, the President of the Law Society to nominate the expert as he thinks appropriate including joint experts
- 16.4 If an expert nominated or appointed pursuant to clause 16 shall die or decline to act another expert may be appointed in his place in accordance with the provisions of clause 16.9.
- 16.5 The expert will be appointed subject to an express requirement that he reaches his decision and communicates it to the Parties within the minimum practicable timescale allowing for the nature and complexity of the dispute and in any event not more than 20 (twenty) Working Days from the date of the notice of his appointment which is served on the parties pursuant to clause 15.
- 16.6 Notice in writing of the appointment of an expert pursuant to this clause 16 shall be given by the expert to the Parties and he shall invite each of the Parties to submit to him within 10 (ten) Working Days written submissions and supporting material and will afford to each of the said Parties an opportunity to make counter submissions within a further 5 (five) Working Days in respect of any such submission and material.
- 16.7 The expert shall act as an expert and not as an arbitrator. He shall consider any written representation submitted to him within the period specified in clause 16 and shall not be in any way limited or fettered thereby and shall determine the dispute in accordance with his own judgement.
- 16.8 The expert shall give notice of his decision in writing and his decision will (in the absence of manifest error) be final and binding on the Parties hereto.

- 16.9 If for any reason the expert fails to make a decision and give notice thereof in accordance with this clause 16 the Party or Parties may apply to the President of the Law Society for a substitute to be appointed in his place (which procedure may be repeated as many times as necessary).
- 16.10 The expert's costs shall be in the expert's award or in the event that he makes no determination, such costs will be borne by the parties to the Dispute in equal shares.
- 16.11 Nothing in this clause shall be taken to fetter the Parties' ability to seek legal redress in the Courts (or otherwise) for any breach of the obligations in this Deed.

IN WITNESS whereof the Parties hereto have executed this Deed on the day and year first before written.

THE FIRST SCHEDULE

Owner's Covenants with the Council

The Owner covenants with the Council as follows;

Part 1 - General Provisions

1. Development shall not Commence unless with the first Reserved Matters application for approval of details of the layout of part or all of the Site, the Owner has submitted a Phasing Plan showing:
 - 1.1 the number, programming and physical extent of each phase of construction
 - 1.2 the total number of Dwellings to be constructed on the Site
 - 1.3 the total number of Affordable Housing to be constructed on the Site which shall comprise 30% (thirty pre cent) of the Dwellings split 65% (sixty five pre cent) Social Rented Housing and/or Affordable Rented Housing and 35% (thirty five percent) Intermediate Housing
 - 1.4 the location and type of Open Space to be provided for the whole Siteand until the Council has approved the Phasing Plan in writing.
2. Development shall not Commence on any Phase unless with the Reserved Matters application for approval of details of the layout of that Phase, the Owner has submitted and the Council has approved in writing:
 - (i) an Affordable Housing Scheme showing how the Affordable Housing is to be provided and managed within that Phase
 - (ii) an Open Space Scheme showing how the Open Space is to be provided and managed within that Phase
 - (iii) a Management Scheme

(iv) details of the Management Company to which all the Open Space will be transferred in accordance with this Deed,

(v) §an Ecological Works and Habitat Management Scheme §

PROVIDED ALWAYS that the Phasing Plan, the Affordable Housing Scheme(s), the Open Space Scheme(s), the Management Scheme(s), §and the Ecological Works and Habitat Management Scheme§ may each be amended at any time with the written consent of the Development Manager or HM as appropriate.

3. Development shall be carried out in complete accordance with the Phasing Plan, the Affordable Housing Scheme(s,) the Open Space Scheme(s),§the Ecological Works and Habitat Management Scheme § and the Management Scheme(s) as amended from time to time.

Part 2 - Affordable Housing Provisions

- 1 The Owner covenants with the Council that subject to the releases and mortgagee protection contained in this Deed:

1.1 30% (thirty percent) of the Dwellings permitted by the Planning Permission shall be constructed as Affordable Housing Units.

1.2 The Affordable Housing Units shall not be used or Occupied other than as Affordable Housing in perpetuity, as the sole private residence of a Qualifying Person §in compliance with the Cascade Provision§ and in accordance with the requirements of this Schedule and with the requirements of the Affordable Housing Scheme.

1.3 The Affordable Housing Units shall comprise:

(a) 65% (sixty five per cent) Affordable Rented Housing or Social Rented Housing;

(b) 35% (thirty five per cent) Intermediate Housing

1.4 The Affordable Housing Units shall only be Transferred:

(a) Completed and in a Serviced Condition

- (b) With vacant possession
- (c) Shall contain provisions that the grant of rights of access and passage of services and other rights reasonably necessary for the use of the Affordable Housing Units as Dwellings
- (d) On terms to ensure this Deed is complied with including a requirement to ensure a RPSH enters into the Nominations Agreement

2. The Affordable Housing Scheme for each Phase shall detail;

- 2.1 the number of Affordable Housing Units which shall be constructed within that Phase
- 2.2 the type and tenure of each of the Affordable Housing Units, identifying which are Affordable Rented Housing or Social Rented Housing or Intermediate Housing
- 2.3 the construction standards of the Affordable Housing Units which, in respect of the Intermediate Housing shall satisfy the requirements of Building Regulations current at the time of construction and, in respect of the Social Rented Housing and the Affordable Rented Housing shall satisfy the National Design Guide published by the Ministry of Housing, Communities and Local Government in October 2019 and updated from time to time or any such document as supercedes it.
- 2.4 the location of the Affordable Housing Units
- 2.5 the timescale for provision of the Affordable Housing Units which shall accord with this Deed

PROVIDED THAT

- 2.6 the total number of Affordable Housing Units provided on the whole Site shall not be less than 30% (thirty per cent) of the Dwellings and the tenure of the Affordable Housing Units provided on the whole Site shall be split overall between 65% (sixty five per cent) Social Rented

Housing and/or Affordable Rented Housing and 35% (thirty five per cent) Intermediate Housing

2.7. the type, construction standards, location, the timescale for provision of the Affordable Housing Units, the designation of either Affordable Rented Housing or Social Rented Housing within the 65% (sixty five per cent) split, the designated type of Intermediate Housing tenure within the 35% (thirty five per cent) split may be amended at any time with the written approval of HM.

3 Within each Phase, not more than 50% (fifty per cent) (80% eighty per cent) if the HM confirms as part of the written approval of the Affordable Housing Scheme that there is a high degree of pepperpotting of the Affordable Housing throughout the Site and throughout the Open Market Housing) of the Open Market Housing shall be Occupied until:

3.1.1 all the Affordable Housing Units have been Completed in accordance with the Planning Permission, this Deed and the Affordable Housing Scheme and made ready for immediate Occupation and use; and

3.1.2 all of the Shared Ownership Houses and Affordable Rented Housing and Social Rented Housing have been Transferred to a RPSH in accordance with the Affordable Housing Scheme and this Deed; and

3.1.3 a comprehensive marketing campaign in respect of all of the Discounted Sale Houses and Shared Equity Sale Houses has been approved in writing by the Council, commenced and thereafter actively pursued using best endeavours to secure a sale of those Dwellings in accordance with this Deed.

Affordable Rented Housing and Social Rented Housing

- 4 Following Transfer pursuant to this Deed of the Affordable Rented Housing and the Social Rented Housing to an RPSH, the Affordable Rented Housing and the Social Rented Housing shall at all times be owned and managed by a RPSH for the purpose of providing social housing at or below a Market Rent or a Target Rent (as appropriate) and the Affordable Rented Housing and the Social Rented Housing shall be maintained and repaired in accordance with the proper and normal customs and practices of a good landlord and the RPSH shall accept full responsibility for servicing managing repairing and maintaining the Affordable Rented Housing and the Social Rented Housing.
- 5 If the Owner Transfers the Affordable Rented Housing and the Social Rented Housing to a RPSH which is a party to the Cheshire Homechoice Scheme then the allocation of each of the Affordable Rented Housing and the Social Rented Housing to a tenant shall be governed by such scheme.
- 6 If the Owner Transfers the Affordable Rented Housing and the Social Rented Housing to a RPSH which is not a party to the Cheshire Homechoice Scheme then the Owner shall procure that upon such Transfer the RPSH enters into a Nominations Agreement with the Council, allowing the Council to nominate tenants to 50% (fifty per cent) of first and subsequent lettings
- 7 The RPSH will only allocate tenancies to persons in Housing Need who will Occupy the Affordable Rented Housing and the Social Rented Housing as their sole or main residence and, in addition to its own lettings policy, the RPSH will prioritise applicants with a Local/Community Connection §and in compliance with the Cascade Provision§. Where the Council fails to nominate a prospective occupier to any of the Affordable Rented Housing and the Social Rented Housing in accordance with the agreed nomination procedure, the RPSH can substitute an occupier from their own waiting list provided that the potential occupier is in Housing Need and will Occupy the Affordable Rented Housing and the Social Rented Housing as their sole or main residence and in accordance with the Local/Community Connection priority order §and in compliance with the Cascade Provision§.

- 8 With the object of preserving the Affordable Rented Housing and the Social Rented Housing as Affordable Housing none of them shall be sold into owner occupation or otherwise disposed of by a RPSH other than by way of:
- 8.1 disposal to another RPSH for the purposes of providing social housing at or below a Target Rent; or
 - 8.2 Transfers of Engagements under section 110 of the Co-operative and Community Benefit Societies Act 2014 or any re-enactment thereof; or
 - 8.3 creation of easements or other rights in favour of statutory undertakings or service companies for the purpose of providing services to the Site; or
 - 8.4 sale to a sitting tenant by way of a tenants` statutory right to acquire or arrangement imposed or promoted by the Homes England whether as a condition of grant funding or otherwise; or
 - 8.5 mortgage or charge and subject always to the residual power of sale of a mortgagee in possession; or
 - 8.6 assured tenancies granted to Occupiers.

Shared Ownership Housing

- 9 Following Transfer of the Shared Ownership Housing to an RPSH, the Shared Ownership Housing shall be provided by an RPSH for the purpose of providing Shared Ownership Housing and will only be Occupied as Affordable Housing in accordance with the terms of this Deed on the Shared Ownership Terms.
- 10 In addition to the RPSH's standard arrangements governing the nomination and approval of applicants to buy and rent Shared Ownership Housing, the RPSH will prioritise applicants who are in Housing Need with a Local/Community

Connection § and comply with the Cascade Provision§ unless the Shared Ownership Housing is funded by Homes England AHP whereby the Homes England restrictions attached to AHP funding will solely apply unless the site is a Rural Exception Site when compliance with the Local/Community Connection § and Cascade Provision§ is required even if funding is supplied by Homes England AHP.

- 11 The first Disposal of each of the Shared Ownership Housing by a RPSH shall not involve the sale of an equity stake of less than 10% (ten per cent) or more than 75% (seventy-five per cent) nor a rental element calculated at more than 2.75% (two point seven five per cent) of the value of the unsold equity PROVIDED THAT within the permitted range of 10% (ten per cent) and 75% (seventy-five per cent) the RPSH shall use reasonable endeavours to transfer an equity stake of 50% (fifty per cent).

Recycling of Surplus Sale Proceeds

- 12 The RPSH shall:
 - 12.1 advise HM of all sales of equity in the Social Rented Dwellings, the Affordable Rented Housing and the Shared Ownership Housing; and
 - 12.2 hold any Surplus Sale Proceeds in an interest bearing account; and
 - 12.3 inform HM on request of the amount of money at any one time in that account and
 - 12.4 use such Surplus Sale Proceeds whether in part, in full or in conjunction with other sums in the following order of priority
 - 12.4.1 for repurchasing any of the Affordable Housing if sufficient funds have accrued;
 - 12.4.2 for other Affordable Housing projects within §;
 - 12.4.3 for other Affordable Housing projects anywhere within Cheshire East,

and notify HM of such use, or

- 12.5 if the Social Rented Housing, Affordable Rented Housing or Shared Ownership Housing are funded in whole or in part through a Homes England grant the Surplus Sale Proceeds for the funded Affordable Housing shall be paid into a recycled capital grant fund as required by the Homes England funding and then spent in accordance with the conditions of the provision of the grant from Homes England.

Discounted Sale Houses

- 13 The Discounted Sale Houses will only be Occupied as Affordable Housing in accordance with the terms of this Deed and the Resale Covenant Scheme.

- 14 The Owner will not advertise for sale or otherwise market the Discounted Sale Houses until he has obtained HM's written approval of a Resale Covenant Scheme which

- 14.1 prevents all subsequent sales from taking place in excess of the Discounted Sale Price;

- 14.2 restricts purchasers to Qualifying Persons

- 14.3 sets out the nomination rights and eligibility criteria

- 14.4 allows for eligibility but not price restrictions to be lifted in appropriate circumstances;

- 14.5 sets out a procedure governing subsequent Disposals including notification of intention to sell, reasonable timescales, assessment of Open Market Value and any other appropriate remarketing provisions;

- 14.6 sets out appropriate administrative and conveyancing arrangements for Disposals which shall be tailored according to the Owner's intention to sell freehold or leasehold title and which include the model transfers or leases which will be used to bring the Resale Covenant Scheme into binding effect and which will allow for the Council's reasonable legal costs to be met

15 The first Disposal of each Discounted Sale House shall be at the Discounted Sale Price to a Qualifying Person §and in compliance with the Cascade Provision§ and shall secure that the approved Qualifying Person enters into appropriate covenants direct with the Council pursuant to section 33 Local Government (Miscellaneous Provisions) Act 1982 to ensure the enforceability of the Resale Covenant Scheme PROVIDED THAT if the Owner demonstrates to HM's reasonable satisfaction that:

15.1 he gave HM full details of his marketing arrangements 14 (fourteen) days before a Discounted Sale House was first advertised and invited HM to nominate Qualifying Persons to purchase and Occupy it; and

15.2 he advertised the Discounted Sale House at the Discounted Sale Price on the open market for 10 (ten) weeks (and that it was Completed for at least 4 (four) of those weeks) or for such lesser period (or periods) as HM may agree; and

15.3 he used best endeavours to advance a sale with any Qualifying Persons who appeared to be suitable prospective purchasers; and

15.4 a contract for sale has not been executed and exchanged,

then the Owner may Dispose of the Discounted Sale House at the Discounted Sale Price to any person who on completion enters into covenants with the Council pursuant to s33 Local Government (Miscellaneous Provisions) Act 1982 ensuring the enforceability of the Resale Covenant Scheme.

16 All second and subsequent Disposals of a Discounted Sale House shall be at the Discounted Sale Price to an approved Qualifying Person §and in compliance with the Cascade Provision§ in accordance with the Resale Covenant Scheme to the intent and effect that this shall continue to apply to all second and subsequent disposals but the word 'Owner' shall instead read 'seller of the Discounted Sale House'

17 Upon Disposal of any Discounted Sale Houses the Owner shall observe and perform the obligations of the Owner and transferee within the Resale

Covenant Scheme agreed by the Council and shall procure that all future Disposals of those Dwellings shall be bound by the terms of the Resale Covenant Scheme.

Shared Equity Sale Houses

- 18 The Shared Equity Sale Houses will only be Occupied as Affordable Housing in accordance with the terms of this Deed and the Shared Equity Sale Scheme.
- 19 The Owner will not advertise for sale or otherwise market the Shared Equity Sale Houses until he has obtained HM's written approval of a Shared Equity Sale Scheme which details:
 - 19.1 the restriction of purchasers to Qualifying Persons
 - 19.2 the procedural steps notifications and timescales governing Disposals of the Shared Equity Sale Houses including notification of intention to sell, reasonable timescales, assessment of Open Market Value and any other appropriate remarketing provisions;
 - 19.3 eligibility criteria;
 - 19.4 alternative arrangements in the event that sales are not forthcoming within reasonable timescales;
 - 19.5 a procedure for assessing Open Market Value:
 - 19.6 terms of Disposal including appropriate administrative and conveyancing arrangements (including approval of draft documentation) requiring co-operation between sellers buyers and chargees including the Council and which in the case of a Council scheme will allow for the Council's reasonable legal costs to be met ;
 - 19.7 terms regarding priority, repayment and redemption of the relevant legal mortgage.

- 20 The first Disposal of each Shared Equity Sale House shall be in accordance with the Shared Equity Sale Scheme §and in compliance with the Cascade Provision§ to a Qualifying Person and at no more than 70% (seventy per cent) of Open Market Value.
- 21 All second and subsequent Disposals of a Shared Equity Sale House shall be in accordance with the Shared Equity Sale Scheme §and in compliance with the Cascade Provision§ to a Qualifying Person.
- 22 Upon Disposal of any Shared Equity Sale House the Owner shall observe and perform the obligations of the Owner within the Shared Equity Sale Scheme and shall procure that all future Disposals of those Dwellings shall be bound by the terms of the Shared Equity Sale Scheme approved by the Council.
- 23 If the Owner has used all reasonable endeavours to Dispose of a Shared Equity Sale House, in accordance with this Deed and the Shared Equity Sale Scheme then the relevant Shared Equity Sale House may be Disposed of to a person who is not a Qualifying Person PROVIDED ALWAYS that the Shared Equity Sale Scheme shall apply in full to any subsequent Disposal by that disponent or their successors in title.

Mortgagee Protection and Releases

24. The restrictions in this Part Two – Affordable Housing Provisions of the First Schedule shall not apply to Affordable Housing:
 - 24.1 in the control of a Chargee of an RPSH in the event of a default under a mortgage or charge PROVIDED THAT
 - 24.1.1 the Chargee has given the Council at least 3 (three) months written notice of its intention to exercise such power of sale, and
 - 24.1.2 the Chargee has used reasonable endeavours to first dispose of the dwellings to another RPSH and has provided written evidence of such reasonable endeavours to HM and for the avoidance of doubt such Chargee shall not be under any

obligation to dispose of the dwellings for a sum less than the monies outstanding pursuant to the legal charge or mortgage plus any interest and cost

24.1.3 If the said Chargee shall not have disposed of the said Affordable Housing Units or any part thereof in accordance with paragraph 24.1.2 above, within the said 3 (three) month period, the said Chargee may (but without imposing any obligation on the said Chargee) dispose of the Affordable Housing Units which have not by that time been disposed of to such RPSH on the open market to a willing buyer, and such buyer shall take free of the restrictions imposed herein in relation to the relevant Affordable Housing Units.

24.2 owned by a tenant who has exercised a statutory right to acquire by way of a purchase grant or like scheme or any mortgagee or chargee of such tenant or any receiver appointed by such mortgagee or chargee (including administrative receivers)

24.3 in the control of a Chargee in accordance with the Shared Ownership Terms

24.4 owned by an Occupier who has purchased 100% (one hundred per cent) of the equity of a Shared Ownership lease following the exercise of Staircasing rights or in accordance with any other Homebuy scheme or any Chargee of such Occupier.

Local Advertising for Green Belt/Rural exception Sites

Note – only required for Rural Exception/Rural/Green Belt sites

25 Prior to the first Disposal of an Affordable Housing Unit, the Owner will advertise that the Affordable Housing Unit is available in at least 2 (two) newspapers circulating within the Parish and the Adjoining Parishes for a consecutive period of at least 4 (four) weeks.

- 26 Prior to any subsequent letting of an Affordable Housing Unit, the Owner will advertise that the Affordable Housing Unit is available in at least 2 (two) newspapers circulating within the Parish and the Adjoining Parishes for a consecutive period of at least 4 (four) weeks.
- 27 The advertisements referred to in paragraphs 25 and 26 must clearly identify that prospective occupiers with a §Local/Community§ Connection in accordance with the Cascade Provision will be given priority.
- 28 A copy of the advertisements referred to at paragraphs 25 and 26 will be provided to the councils of the Parish, and the Adjoining Parishes and to the Council, together with the dates that the advertisements will be printed to enable the Council to advertise the Affordable Housing Unit via its own media at an appropriate time.

Part 3 - Open Space Provisions

On-site Open Space

- §1.1 Prior to the Commencement of Development on each phase to submit the Open Space Scheme for that Phase to the Council and not to Commence Development on each Phase unless and until the Open Space Scheme for that Phase has been submitted to and approved in writing by the Council.§
- §1.1 That the Open Space Scheme will be submitted for approval by the Council at the same time as the first reserved matters application and in any event prior to Commencement of Development and Commencement of Development will not take place until the Open Space Scheme has been approved in writing by the Council.§
- 1.2 In order to maintain the integrity and long term future viability of the Open Space, not without the prior consent of the Council to locate any site and work compounds on the Open Space.
- 1.3 Prior to the Occupation (of more than 50% (fifty per cent) of the Dwellings) of each Phase of the Development to provide the Open Space within that phase in complete accordance with the approved Open Space Scheme and Phasing Plan so that it is available and safe for immediate public

use and not to permit or allow the Occupation (of more than 50% (fifty percent) of the Dwellings) of each Phase of the Development until the Open Space within that Phase has been provided in complete accordance with the approved Open Space Scheme and Phasing Plan so that it is available and safe for immediate public use.

- 1.4 Not to permit or allow the use of the Open Space until a Royal Society for the Prevention of Accidents (or any successor body or organisation) post installation inspection written report, and evidence of manufacturers warranties of at least 5 (five) years duration from the date of installation of equipment in relation to §the LEAP, §LAP, §NEAP, §MUGA,§Play Space§ has been provided to the Council, and for the avoidance of doubt, the Open Space will not be considered available and safe for immediate public use unless and until the inspection report and manufacturers warranties described in this clause have been provided.
- §1.5 Prior to the Occupation of the Development to submit the Management Scheme to the Council and not to allow or permit Occupation of the Development until the Management Scheme has been submitted to the Council and the Council has approved the Management Scheme in writing. §
- 1.6 To maintain the Open Space in accordance with the Management Scheme approved by the Council at all times from Occupation of 50% (fifty per cent) of the Dwellings in each Phase of the Development so that it is safe and available at all times for public use to the satisfaction of the Council.
- 1.7 To amend the Management Scheme only with the Council's written consent.
- 1.8 To keep the Open Space open, unbuilt upon (save for permitted play equipment) and available for public recreational use in perpetuity save for access to any wildlife area to which access is restricted in the Management Scheme(s).

Management Company

§(incorporating the Owners of the Development)

Only one set of Management Company clauses are required – select whether there is to be a management company made up of residents from the development or not.

- 2.1 To prevent the sale of any individual Dwelling until a Management Company has been formed and the Owner has provided evidence of such formation to the Council (including a certified copy of the Memorandum and Articles of Association of the Management Company).
- 2.2 Not to wind up the Management Company or alter its constitution without the prior written consent of the Council unless the whole of the Development shall have been demolished or unless the Council have otherwise first agreed in writing.
- 2.3 Not to permit or allow the sale, transfer, grant of an option, gift, exchange in return for other property, a declaration of trust, assignment, lease or other disposal of any individual dwelling comprised in the Development until the buyer of such dwelling has applied for and been granted membership of the Management Company.
- 2.4 The Owner will procure that the buyer of each Dwelling comprised in the Development enters into covenants substantially in the form set out below (or in such other form as agreed in advance by the Council in writing) direct with the Management Company under which the buyer shall covenant:-
 - (i) to pay the estimated Estate Service Charge (or an appropriate proportion of it in respect of the payment due on the date of this transfer) to the Management Company in advance on the Service Charge Payment Date or if later immediately on receipt of a demand for payment from the Management Company ; and
 - (ii) immediately on receiving a Certificate, to pay to the Management Company any shortfall between the estimated Estate Service Charge paid and the amount of the Estate Service Charge so certified,
 - (iii) not to dispose (other than by way of mortgage or assured shorthold tenancy) of the Dwelling unless the disponent enters into and delivers

to the Management Company a direct covenant with the Management Company in the form set out at sub-paragraphs (i) and (ii) above and this paragraph (iii).

- 2.5 to procure that an application is made to the Land Registry for entry of a restriction onto the register of the title of each Dwelling comprised in the Development in standard form L in Schedule 4 of the Land Registration Rules 2003 namely:

'No disposition of the registered estate (other than a charge) by the proprietor of the registered estate , or by the proprietor of any registered charge, not being a charge registered before entry of this restriction is to be registered without a certificate signed by a conveyancer that the provisions of paragraph [the provisions referred to at paragraph 2.4 above] of a transfer dated [] and made between [name] (1) and [name] (2) have been complied with or that they do not apply to the disposition

- 2.6 The Owner shall not permit or allow the Occupation of more than 75% (seventy five per cent) of the Dwellings that form part of the Development unless and until the freehold interest in the Open Space has been transferred free from incumbrances (other than as set out below) to the Management Company but for the avoidance of doubt the transfer shall:

- i. be a transfer of the entire freehold interest of the Open Space
 - ii be free from any pre-emption or option agreement
 - iii. be free from any mortgage, charge, lien or other such incumbrance
 - iv. include all usual and necessary rights of way with or without vehicles
 - v. be subject to rights of reasonable access to the public
 - vi. reserve any usual and necessary rights to use existing services and to lay and use new services together with any rights of entry to inspect, repair, renew, cleanse and maintain the same

- vii. declare that boundary structures shall belong to and be maintained by adjoining owners
- viii. not require consideration in excess of £1 (one pound)
- ix. contain covenants by the Management Company in favour of the Council and pursuant to Section 33 of the Local Government (Miscellaneous provisions) Act 1982 to the effect that the Management Company shall maintain, repair, replace as necessary and generally manage the Open Space in strict accordance with the Management Scheme and the principles of good estate management to the intent that the Open Space remains fit for purpose and available for safe use by the public at all times during which any part of the Development is Occupied
- x. include provisions securing the sole use of the Open Space for the recreational enjoyment of the public as amenity open space
- xi. include a declaration that no area of the Open Space is dedicated as public highway nor that any use by the public of any part of the Open Space shall be taken in any way as an intention by the Owner to dedicate the same as Highway. §

§(Not incorporating the Owners of the Development)

2.1 The Owner will procure that the buyer of each Dwelling comprised in the Development enters into covenants substantially in the form set out below (or in such other form as agreed in advance by the Council in writing) direct with the Management Company under which the buyer shall covenant:-

- (i) to pay the estimated Estate Service Charge (or an appropriate proportion of it in respect of the payment due on the date of this transfer) to the Management Company in advance on the Service Charge Payment Date or if later immediately on receipt of a demand for payment from the Management Company ; and

- (ii) immediately on receiving a Certificate, to pay to the Management Company any shortfall between the estimated Estate Service Charge paid and the amount of the Estate Service Charge so certified, and
- (iii) not to dispose (other than by way of mortgage or assured shorthold tenancy) of the Dwelling unless the disponent enters into and delivers to the Management Company a direct covenant with the Management Company in the form set out at sub- paragraphs (i) and (ii) above and this paragraph (iii).

2.2 to procure that an application is made to the Land Registry for entry of a restriction onto the register of the title of each Dwelling comprised in the Development in standard form L in Schedule 4 of the Land Registration Rules 2003 namely:

'No disposition of the registered estate (other than a charge) by the proprietor of the registered estate , or by the proprietor of any registered charge, not being a charge registered before entry of this restriction is to be registered without a certificate signed by a conveyancer that the provisions of paragraph [the provisions referred to at paragraph 2.1 above] of a transfer dated [] and made between [name] (1) and [name] (2) have been complied with or that they do not apply to the disposition

2.3 The Owner shall not permit or allow the Occupation of more than 75% (seventy five per cent) of the Dwellings that form part of the Development unless and until the freehold interest in the Open Space has been transferred free from incumbrances (other than as set out below) to the Management Company but for the avoidance of doubt the transfer shall:

- i. be a transfer of the entire freehold interest of the Open Space
- ii be free from any pre-emption or option agreement
- iii. be free from any mortgage, charge, lien or other such incumbrance

- iv. include all usual and necessary rights of way with or without vehicles
- v. be subject to rights of reasonable access to the public
- vi. reserve any usual and necessary rights to use existing services and to lay and use new services together with any rights of entry to inspect, repair, renew, cleanse and maintain the same
- vii. declare that boundary structures shall belong to and be maintained by adjoining owners
- viii. not require consideration in excess of £1 (one pound)
- ix. contain covenants by the Management Company in favour of the Council and pursuant to Section 33 of the Local Government (Miscellaneous Provisions) Act 1982 to the effect that the Management Company shall maintain, repair, replace as necessary and generally manage the Open Space in strict accordance with the Management Scheme and the principles of good estate management to the intent that the Open Space remains fit for purpose and available for safe use by the public at all times during which any part of the Development is Occupied
- x. include provisions securing the sole use of the Open Space for the recreational enjoyment of the public as amenity open space
- xi. include a declaration that no area of the Open Space is dedicated as public highway nor that any use by the public of any part of the Open Space shall be taken in any way as an intention by the Owner to dedicate the same as Highway.§

Transfer of Open Space – to Council

- §3.1 Upon the request of the Owner, the Council will consider the transfer to it of any part of the Open Space on the strict understanding that a transfer will not take place prior to the satisfactory completion of a 12 (twelve) month maintenance period for the area

identified to be transferred. Any transfer of any part or parts of the Open Space to the Council will be at nominal value and accompanied by;

- (1) the appropriate Maintenance Sum for the area to be transferred that will be agreed prior to the transfer; and,
- (2) all appropriate certificates and guarantees for any equipment located, and works undertaken by the Owner, within the Open Space, or any part thereof, to be transferred.

At no point will the Council be required to accept the transfer to it of any part or parts of the Open Space. §

- §3.1 To maintain (including but not limited to repair, grass cutting, litter picking and collection of rubbish) the Open Space in a good and workmanlike manner in accordance with the Management Scheme which shall include, but is not limited to, the replacement of any planting that dies for a period of twelve (12) months starting from the date that notification is received by the Owner from the Council that the Open Space has been provided and laid out to a satisfactory level, or otherwise pay to the Council a sum of money to be agreed between the Owner and the Council to enable the Council to carry out such work and be responsible for the one year maintenance period.
- 3.2 At the expiration of the period of 12 (twelve) months from the completion of the Open Space to the satisfaction of the Council the Owner will transfer the freehold interest in the Open Space to the Council for a consideration of £1.00 (one pound).
- 3.3 Upon the satisfactory completion of the 12 (twelve) month maintenance period to pay to the Council the Maintenance Sum, together with a further sum arrived at by multiplying the Maintenance Sum by the percentage increase (if any) in the Index of Retail Prices (or such index as shall be generally accepted to have replaced the same) between the month prior to the date hereof and the month prior to the date of such transfer.
- 3.4 Not to permit the Occupation of more than 75% (seventy five per cent) of the Dwellings within the Development unless and until the Open Space has been transferred to the Council, any transfer to the Council will be free from incumbrances (other than as set out below) but for the avoidance of doubt the transfer shall:

- i. be a transfer of the entire freehold interest of the Open Space
- ii. be free from any pre-emption or option agreement
- iii. be free from any mortgage, charge, lien or other such incumbrance
- iv. include all usual and necessary rights of way with or without vehicles
- v. be subject to rights of reasonable access to the public
- vi. reserve any usual and necessary rights to use existing services and to lay and use new services together with any rights of entry to inspect, repair, renew, cleanse and maintain the same
- vii. declare that boundary structures shall belong to and be maintained by adjoining owners
- viii. not require consideration in excess of £1 (one pound)
- ix. contain covenants by the Council to the effect that the Council shall maintain, repair, replace as necessary and generally manage the Open Space in strict accordance with the Management Scheme and the principles of good estate management to the intent that the Open Space remains fit for purpose and available for safe use by the public at all times during which any part of the Development is Occupied
- x. include provisions securing the sole use of the Open Space for the general recreational enjoyment of the public as general amenity open space
- xi. include a declaration that the paths/cycleway is/are not dedicated to the public nor that any use by the public of any

part of the paths/cycleway shall be taken in any way as an intention by the Owner to dedicate the same as Highway

xii include provision for payment to the Council of the Maintenance Sum at the time of transfer

§xiii include provision for a maintenance period of one year after transfer whereby the Owner maintains the Open Space in accordance with the Management Scheme and replaces any dead or dying plants or shrubs. §

Commutated sum for Off-site Provision of open space

4 §Prior to the Commencement of /Occupation of /Occupation of more than §% (§ per cent) of the Dwellings /Occupation of more than § (number) dwellings within the Development to pay the Offsite Greenspace Contribution/Offsite Play Contribution/ Open Space and Amenity Land Commuted Sum/ Recreation and Outdoor Sports Facilities Commuted Sum to the Council and not to permit or allow the Commencement of /Occupation of /Occupation of more than §% (§ per cent) of the Dwellings /Occupation of more than § (number) dwellings within the Development unless and until the Offsite Greenspace Contribution/Offsite Play Contribution/ Open Space and Amenity Land Commuted Sum/ Recreation and Outdoor Sports Facilities Commuted Sum has been paid to the Council§ for the Open Space and Amenity Land Purposes/Recreation and Outdoor Sports Facilities Purposes§.

Commutated sum for Off-site provision of Allotments

5 §Prior to the Commencement of /Occupation of /Occupation of more than §% (§ per cent) of the Dwellings /Occupation of more than § (number) dwellings within the Development to pay the Allotment Contribution to the Council and not to permit or allow the Commencement of /Occupation of /Occupation of more than §% (§ per cent) of the Dwellings /Occupation of more than § (number) dwellings within the Development unless and until the Allotment Contribution has been paid to the Council for the Allotment Purposes. §

Ecological Pond/Woodland Clauses

- 6 Prior to the Commencement of Development to submit to the Council's Nature Conservation Officer the Ecological Works and Habitat Management Scheme and not to Commence Development at the Site unless and until the Council's Nature Conservation Officer has given written approval to the submitted Ecological Works and Habitat Management Scheme.
- 7 Prior to the Commencement of Development at the Site to commence works in accordance with the approved Ecological Works and Habitat Management Scheme and not to Commence Development at the Site unless and until works to the §Pond§Woodland Area§ have been commenced in accordance with the approved Ecological Works and Habitat Management Scheme. The §Pond§ Woodland Area§ shall be laid out and the works required under the Ecological Works and Management Scheme shall be completed to the satisfaction of the Council's Nature Conservation Officer prior to the Occupation of the Development.
- 8 The Pond Woodland Area shall be maintained in perpetuity as an ecological area in accordance with the approved Ecological Works and Management Scheme.

Part 4 – Highways provisions

- 1.1 Prior to the Occupation[of §%(\$ per cent) of the Dwellings]/Commencement of the Development to pay to the Council the Highways Contribution/TRO Contribution for the Highways Works/TRO Works and not to allow or permit the Occupation[of §%(\$ per cent) of the Dwellings]/Commencement of the Development until the Highways Contribution/TRO Contribution has/have been paid in full.
- 1.2 Prior to the Occupation[of §% (\$ per cent) of the Dwellings]/Commencement of the Development to pay to the Council the Bus Shelter Contribution and not to allow or permit the Occupation[of §% (\$ per cent) of the Dwellings]/Commencement of the Development until the Bus Shelter Contribution has been paid in full.
- 1.3 Prior to the Occupation[of §% (\$ per cent) of the Dwellings]/Commencement of the Development to pay to the Council the Traffic Management Contribution and not to

allow or permit the Occupation[of §% (§ per cent) of the Dwellings]/Commencement of the Development until the Traffic Management Contribution has been paid in full.

- 1.4 Prior to the Occupation[of §% (§ per cent) of the Dwellings]/Commencement of the Development to pay to the Council the Footpath Contribution and not to allow or permit the Occupation[of §% (§ per cent) of the Dwellings]/Commencement of the Development until the Footpath Contribution has been paid in full.

Part 5- Education Provisions

- 1 Prior to the Occupation [of §% (§ per cent) of the Dwellings]/Commencement of the Development to pay to the Council the Education Contribution for the Education Purposes and not to allow or permit the Occupation[of more than §% (§ per cent) of the Dwellings]/Commencement of the Development until the Education Contribution has been paid in full.

Part 6 – Healthcare Provisions

- 1 Prior to the Occupation [of §% (§ per cent) of the Dwellings]/Commencement of the Development to pay to the Council the Healthcare Contribution for the Healthcare Contribution Purposes and not to allow or permit the Occupation[of more than §% (§ per cent) of the Dwellings]/Commencement of the Development until the Healthcare Contribution has been paid in full.
- 2 The Owner acknowledges that the Council shall not be responsible for how the Healthcare Contribution is utilised or in the event that the Healthcare Provider does not comply with paragraph 1.7.3 of the Second Schedule for its return once it has transferred the Healthcare Contribution to the Healthcare Provider but without prejudice to the rights of the Owner to seek to enforce the obligations in Clause 1.7 directly against the Healthcare Provider AND in which case the Council shall provide to the Owner such assistance as it reasonably can to enforce those obligations.

Part 7 - Biodiversity Net Gain Provisions

The Owner and the BNG Owner hereby covenant with the Council and with each other as follows;

- §1 The Habitat Creation Method Statement, Habitat Management Plan, Ecological Monitoring Strategy and Biodiversity Metric Calculation will be submitted to and approved in writing by the Council prior to the Commencement of the Development. §
- 2 The name of the BNG Ecologist will be notified to the Council in writing prior to the Habitat Creation Works being undertaken and the Council will be given immediate written notice of any change in the BNG Ecologist prior to the completion of the Biodiversity Site Management Period.
- 3 Not to §Occupy the Development/more than § Dwellings within the Development§ nor permit or suffer the §Occupation of the Development/more than § Dwellings within the Development§ until the Nature Conservation Officer has issued the Habitat Creation Completion Certificate.
- 4 To undertake the Habitat Creation Works at the BNG Mitigation Site in accordance with the approved Habitat Creation Method Statement and to complete the Habitat Creation Works within the next planting season following the completion of this Deed.
- 5 Forthwith following completion of the Habitat Creation Works the BNG Owner shall in writing invite the Nature Conservation Officer to inspect the Habitat Creation Works.
- 6 If following the Nature Conservation Officer's inspection of the Habitat Creation Works the Nature Conservation Officer requires in writing any additional works as may reasonably be required to ensure that the Habitat Creation Works comply with the LEMP the BNG Owner shall undertake the requested works as soon as possible in accordance with any timescales agreed with the Council and the Owner and shall forthwith invite the Council to inspect the works. This process shall be repeated until the Habitat Creation Completion Certificate is issued.

- 7 Following the issue of the Habitat Creation Completion Certificate the BNG Owner will maintain and manage the BNG Mitigation Site for the Biodiversity Site Management Period as an ecological area in accordance with the Biodiversity Site Management Plan.
- 8 To implement the Ecological Monitoring Strategy at the BNG Mitigation Site for the Biodiversity Site Management Period.
- 9 On the 1st, 2nd, 5th, 10th, 20th and 30th (first, second, fifth, tenth, twentieth and thirtieth) anniversary of the issue of the Habitat Creation Certificate, the BNG Ecologist shall submit to the Nature Conservation Officer (with a copy provided to the Owner) an Ecological Monitoring Report prepared in accordance with the Ecological Management Strategy.
- 10 In the event that an Ecological Monitoring Report identifies that remedial actions are required and proposes specific remedial actions and/or measures, the remedial actions and/or measures approved by the Nature Conservation Officer shall be undertaken by the BNG Owner at the BNG Mitigation Site in accordance with a timetable agreed by the Council and the BNG Owner.

Part 8 - Overage

- 1 A Residual Development Profit Appraisal will be submitted to the Council within one calendar month of the date following the Disposal of the §th Dwelling on Site and within one calendar month of the Assessment Date and will be accompanied by sufficient information to enable the Council to understand the Sales Value of each Dwelling.
- 2 The Council shall notify the Owner in writing within 60 Working Days of receipt of the Residual Development Profit Appraisal whether or not that Residual Development Profit Appraisal is approved by the Council provided that the Council's approval shall be deemed to have been given at the expiry of such period unless within such period the Council has served written notice on the Owner specifying that its approval is withheld and has supplied the Owner with written reasons and (to the extent applicable) relevant supporting evidence for such refusal. If the Council's approval is not given or deemed to have been

given in accordance with this paragraph, the parties will each use reasonable endeavours to agree the Residential Development Profit Appraisal as soon as is practicable.

- 3 If the §th to last Dwelling has not been Disposed of by the date which is 12 months after the date of the Disposal of the §st to last Dwelling, then the §th to last Dwelling shall for the purposes of this Schedule be deemed to have been Disposed of the date which is 12 months after the date of Disposal of the §st to last Dwelling and the Sales Value and Costs for the §th to last Dwelling will be ascertained in accordance with paragraph 4 as if the §th to last Dwelling was also a Security Unit.
- 4 If at the Assessment Date a binding contract for the Disposal of a Security Unit has already been exchanged such that the Sales Value and Costs for that Security Unit are known then the Surplus Profit for that Security Unit will be ascertained and the Residual Development Profit Appraisal completed using those figures. If a binding contract for the Disposal of a Security Unit has not been exchanged at the Assessment Date then the Surplus Profit will be calculated for that Security Unit by taking the mean average of the Surplus Profit figures for the 3 Disposals which immediately precede the Assessment Date of Dwellings of the same or (where no equivalent comparable house types have been the subject of an Disposal) the closest house type.
- 5 The Residual Development Profit Appraisal will take the form of the template in the Sixth Schedule (or such other form of viability appraisal that may be proposed by the Owner and agreed in writing by the Council such agreement not to be unreasonably withheld or delayed) PROVIDED THAT there shall be an open book accounting approach demonstrating that the actual land cost and the development values and the finance costs are all reflective of actual figures, overheads, costs and expenditure. The 'Total Development Costs' as reflected in the Residual Development Profit Appraisal shall include (without limitation to the generality of the foregoing) all expenditure, payments, overheads and costs incurred in relation to the Site or the proposed Development and the sale of the Dwellings by the Owner or any of the relevant Owner's predecessors in title

after the application for Planning Permission was made or in connection with that application. The Owner agrees with the Council to act reasonably and promptly in allowing the Council (upon reasonable prior notice) access to such information as the Council may reasonably require in order for it to verify the Residual Development Profit Appraisal.

- 6 The Residual Development Profit Appraisal shall be facilitated by the Owner acting reasonably and in good faith by fully disclosing and justifying all capital costs and revenue items for the proposed Development and making all itemised capital costs and revenue items available on request to the Council for the purpose of compliance checking by an audit process of the Council's choosing (the Council acting reasonably and fairly). The land value for the Residual Development Profit Appraisal shall be the Actual Land Acquisition Costs and the Owner shall disclose to the Council such evidence as is required to justify the Actual Land Acquisition Costs sum.
- 7 When the Residual Development Profit Appraisal is supplied following the Assessment Date, the calculation to determine Overage shall be made and any Overage shall be due to the Council and paid as an additional Affordable Housing contribution, NHS contribution and Education contribution. The calculation shall be made and paid in accordance with this Schedule but the amount of Overage payable shall not in any circumstances exceed the Overage Cap.
- 8 For the avoidance of doubt:
 - (a) where a calculation of Overage produces a negative figure, the Council shall not be obliged to pay that amount to the Owner; and
 - (b) where there is a change of Owners, the new Owners shall still be able to include in the Residual Development Profit Appraisal expenditure incurred by the previous Owner(s).
- 9 Where the Residual Development Profit Appraisal for the Assessment Date demonstrates to the reasonable satisfaction of the Council there is Surplus

Profit in respect of the proposed Development that produces Overage, the Overage shall subject to the Overage Cap be paid to the Council by the Owner on the later of:

- (a) 30 working days after the date on which the Overage has been agreed with the Council; and
 - (b) 30 working days after the date on which the Overage has been determined in accordance with this Schedule.
- 10 The Council agrees with the Owner to use any Overage paid by the Owner to the Council towards the provision of subsidised housing that will be available to persons who cannot afford to rent or buy housing generally available on the open market within Cheshire East, for the provision of education services or towards the provision of NHS services.
- 11 The Owner shall serve notice upon the Council within 7 days of completing the Disposal of:
 - (a) the 1st to last Dwelling; and
 - (b) the 5th to last Dwelling unless the Assessment Date has already arisen by this date.
- 12 Any dispute as to the Overage payable under this Schedule shall be dealt with in accordance with the following provisions of this paragraph 12.
 - 12.1 The Council and the Owner shall endeavour to agree on the appointment of an independent surveyor (who shall be the 'Independent Surveyor' for the purposes of this Schedule) and shall agree with the Independent Surveyor the terms of the appointment.
 - 12.2 The Independent Surveyor shall be of the Royal Institution of Chartered Surveyors with at least ten years' experience in the

matter(s) referred to him and, so far as practicable, so that his usual place of business is within a 50 mile radius of the Site.

- 12.3 If the Council and the Owner are unable to agree on the Independent Surveyor or the terms of the appointment within ten Working Days from and including the date on which the matter was referred for determination, either of them shall then be entitled to request the President of the Royal Institution of Chartered Surveyors or his deputy (the 'President') to appoint an Independent Surveyor (who shall then be the 'Independent Surveyor' for the purposes of this Schedule) and to agree with the Independent Surveyor the terms of the appointment.
- 12.4 The Independent Surveyor is required to prepare a written decision and give notice of the decision together with recommendations (where applicable to the Council and the Owner) within twenty working days from the including the date of the Independent Surveyor's appointment.
- 12.5 If the Independent Surveyor dies or becomes unwilling or incapable of acting, or does not deliver his decision within the time required by this paragraph :
- (a) either the Council or the Owner may apply to the President to discharge the Independent Surveyor and to appoint a replacement Independent Surveyor; and
 - (b) this paragraph shall apply to the new Independent Surveyor as if they were the first Independent Surveyor appointed.
- 12.6 The Council and the Owner are entitled to make good in submissions to the Independent Surveyor and will provide (or procure that others provide) the Independent Surveyor with such assistance and documents as the Independent Surveyor reasonably requires for the purpose of reaching a decision.

- 12.7 The Independent Surveyor shall act as an expert and not as an arbitrator. The Independent Surveyor's written decision shall be final and binding on the Council and the Owner in the absence of manifest error or fraud.
- 12.8 The Council and the Owner agree to pay the Independent Surveyor's costs in the proportions determined by the Independent Surveyor within ten working days from and including any demand for payment. If they are so paid, either the Council or the Owner shall be entitled to pay the Independent Surveyor the sums due and recover the amounts due from the other party as a debt due on demand.

THE SECOND SCHEDULE
Council's Covenants

The Council covenants

- 1.1 that at the written request of the Owner the Council shall provide written confirmation of the discharge of the obligations contained in this Deed when satisfied that such obligations have been performed.
- 1.2 to operate abide by and comply with the arrangements terms conditions and obligations for the purposes set out in the First Schedule hereto

Southern Planning Clauses – Open Space

- 1.3 Upon the written request of the Owner to provide a reasonable breakdown of the use of and deployment of the said contributions and in the event that any of the said monies have not have been expended, or contractually committed to be spent, by the § anniversary of the date of receipt thereof by the Council, then the Council shall (if required by the person who paid it) at that time repay to the person who paid it, the Offsite Greenspace Contribution/Offsite Play Contribution, Allotment Contribution or the balance thereof (if any) together with all interest accrued upon such balance (if any) as may have arisen.

Northern Planning Clauses – Open Space

- 1.3 Upon the written request of the Owner to provide a reasonable breakdown of the use of and deployment of the said contributions and in the event that any of the said monies have not have been expended, or contractually committed to be spent, by the § anniversary of the date of receipt thereof by the Council, then the Council shall (if required by the person who paid it) at that time repay to the person who paid it, the Open Space and Amenity Land Commuted Sum and the Recreation and Outdoor Sports Facilities Commuted Sum, Allotment Contribution or the balance thereof (if any) together with all interest accrued upon such balance (if any) as may have arisen.

Highways Clauses

- 1.4 Upon the written request of the Owner to provide a reasonable breakdown of the use of and deployment of the said contributions and in the event that any of the said monies have not have been expended, or contractually committed to be spent, by the 10th (tenth) anniversary of the date of receipt thereof by the Council, then the Council shall (if required by the person who paid it) at that time repay to the person who paid it, the Highways Contribution/Footpath Contribution/TRO Contribution/Bus Shelter Contribution/Traffic Management Contribution or the balance thereof (if any) together with all interest accrued upon such balance (if any) as may have arisen.

Education Clauses

1. 5 Upon the written request of the Owner to provide a reasonable breakdown of the use of and deployment of the said contributions and in the event that any of the said monies have not have been expended, or contractually committed to be spent, by the 10th (tenth) anniversary of the date of receipt thereof by the Council, then the Council shall (if required by the person who paid it) at that time repay to the person who paid it, the Education Contribution or the balance thereof (if any) together with all interest accrued upon such balance (if any) as may have arisen.

Healthcare Clauses

1. 6 to keep an up to date record of all payments from the Healthcare Contribution transferred by the Council to the Healthcare Provider
- 1.7 to pay the Healthcare Contribution to the Healthcare Provider upon receipt of a document from the Healthcare Provider:
- 1.7.1 confirming that they will apply the Healthcare Contribution solely for the Healthcare Contribution Purposes;

1.7.2 providing full details of the expenditure of the Healthcare Contribution which details shall comprise either a receipt for expenditure incurred or a contract committing such expenditure;

1.7.3 confirming that they will return any unspent part of the Healthcare Contribution together with interest accrued to the Council or the Owner after the expiry of ten years from the date of receipt by the Council of the Healthcare Contribution.

- 1.8 Upon the written request of the Owner to provide a reasonable breakdown of the payment of the said contributions to the Healthcare Provider and in the event that any of the said monies have not have been paid to the Healthcare Provider, by the tenth anniversary of the date of receipt thereof by the Council, then the Council shall (if required by the person who paid it) at that time repay to the person who paid it, the Healthcare Contribution or the balance thereof (if any) together with all interest accrued upon such balance (if any) as may have arisen.

THE THIRD SCHEDULE
Nominations Agreement
NOMINATIONS AGREEMENT

This Nomination Agreement is made between Cheshire East Council (the Council) and XXXXXXXXXX (the Registered Provider)

It is the intention of this agreement to establish a framework by which the Council make nominations to the Registered Provider. Nominations will be made from the Council's Housing Register via the Council's choice based lettings service (Cheshire Homechoice).

The Registered Provider will in any one year (April to March) pass xx% of their new-build vacancies and xx% of their relets within in the Cheshire East Borough for nomination. Where alternative quota or contracts have been formally agreed between the Registered Provider and the Council, these will take precedence over the general target.

Properties will be advertised via Cheshire Homechoice for a minimum of five working days, to include a Saturday, Sunday and Monday to enable housing register applicants to express interest in the property. Expressions of interest can be made via telephone, the website or a visit to any one of the partnership offices. Advice and support will be provided to applicants who need it, to ensure they are able to access and use the scheme.

Nomination process where there is no direct access into CEC back office systems

In typical circumstances, communication between the Council and the Registered Provider for nomination requests will be made via email to ensure minimal delays in the lettings process. Where an immediate response is required, enquiries should be made via telephone to the Homechoice Team.

When a property becomes available for letting, the Registered Provider will email full details of the nominations request to the Cheshire Homechoice Team (cheshirehomechoice@cheshireeast.gov.uk) using the designated request

form. This should include photographs of the property and specific advert details. An advert for the property will be generated by the Team in accordance with the Common Allocation Policy; adverts will be clearly labelled to show the property features, local neighbourhood information and types of household that are able express an interest.

The Registered Provider will be supplied with a list of the top 5 eligible applicants for the property, within 10 working days of sending in the nomination request. The Registered Provider will be expected to work through them in order of priority until they find a suitable/ interested applicant. The applicant will then be contacted by the Registered Provider to confirm their successful application and advised about procedures for viewing/ assessment for the property. If the list is exhausted, a further 5 applicants from those who expressed an interest in the property will be supplied

The Registered Provider will inform Homechoice of the results of the nomination by email (cheshirehomechoice@cheshireeast.gov.uk), within 5 working days of the offer made to the applicant.

Nomination process where there is back office access to Homechoice

Adverts will be inputted directly by the Registered Provider, containing the correct letting parameters to enable the maximum number of eligible applicants to apply, in accordance with the Common Allocations Policy.

When an advert closes the Registered Provider will be able to access a full shortlist of all applicants and will be expected to work through them in order of priority until they find a suitable/ interested applicant. The applicant will then be contacted by the Registered Provider to confirm their successful application and advised about procedures for viewing/ assessment for the property.

The Registered Provider will complete the matching process on the back office system in order to formally remove the applicant from the register and record the nomination. This will happen within 5 working days of the offer.

If no suitable applicants have expressed an interest in a property advertised or the list has been exhausted; the Registered Provider will have an option to withdraw the property from the scheme or to run the advert for a further weekly cycle.

Any nominations withdrawn from the scheme after a full weekly cycle of advertising will constitute a failed nomination and will count as part of the nominations quota.

The Registered Provider will process the nomination in accordance with the Common Allocations Policy.

The Homechoice Team and the applicant will be kept informed of any delays regarding the availability of property, for example due to extensive repairs, alterations and revised termination dates.

Quarterly nomination outcomes will be sent to the Homechoice Team Leader at the Council, on a quarterly basis

The Registered Provider will advise the Homechoice Team Leader of all new developments coming into management at least 3 months before handover and a nomination timetable will be agreed. References will be made to the legal agreement drawn up between the Registered Provider and the Council's legal department with regard to all new developments.

Both the Registered Provider & the Council will maintain and review such records as is necessary to ensure there are no criteria relating to re-housing and nomination process which directly or indirectly discriminate against any applicant on the ground of race, religion, sex, sexuality or disability.

The Registered Provider and the Council will at all times work in ways which are mutually advantageous. For example, they will advise each other of any internal restructure which may affect the nominations process.

The Registered Provider and the Council agree to sharing information regarding Homechoice applicants & nominees for monitoring purposes.

This process has been agreed between:

SIGNATURE

NAME (PRINTED)

DESIGNATION

ON BEHALF OF CHESHIRE EAST COUNCIL

And

SIGNATURE

NAME (PRINTED):

DESIGNATION:

ON BEHALF OF:

THE FOURTH SCHEDULE

Discounted Sale House Resale Covenant Scheme Clauses

Standard Remarketing Provisions for Discounted Sale Houses

forming the basis for a

Re-Sale Covenant Scheme

to be tailored for freehold or leasehold sales

1. On any disposal of a Discounted Sale House the following definitions shall be imposed in the deed of transfer or lease (as applicable):

1.1 “the Agreement” means a s106 Agreement dated20 made between Cheshire East Borough Council (1) and (2) and(3)

1.2 “the Assumptions” are:

1.2.1 a willing seller and buyer

1.2.2 that prior to the date of valuation the Dwelling was freely exposed to the market and there has been a reasonable period within which to negotiate the sale (having regard to the nature of the Dwelling and the state of the market) and that values remained static throughout that period and

1.2.3 that no account is taken of any bid by any prospective purchaser with a special interest and

1.2.4 that both parties to the transaction had acted knowledgeably prudently and without compulsion; and

1.2.5 that the Dwelling is in its existing state of repair and sold with vacant possession

1.2.6 that the transfer/assignment does not contain any provisions that are not standard or usual in residential freehold/leasehold transactions

- 1.3 "Council" means Cheshire East Borough Council of Westfields, Middlewich Road, Sandbach, Cheshire CW11 1HZ
- 1.4 "Discounted Sale Price" means no more than seventy per cent (70%) of the Open Market Value of the Dwelling
- 1.5 "Disposal" means sale, transfer, option, gift exchange, declaration of trust, assignment, lease and including a contract for any such disposal and "Disposals" "Dispose" and "Disposed of" shall be construed accordingly;
- 1.6 "Independent Valuer" means a member of the Royal Institution of Chartered Surveyors appointed by the Owner of the Dwelling at his own cost but first approved by the Council in writing
- 1.7 "Open Market Value" means the value assessed by an Independent Valuer and agreed by the Council in accordance with paragraph 2.3 below or determined in accordance with paragraph 2.4 below.
- 1.8 "Owner" means the person who intends to Dispose of the relevant Dwelling
- 1.9 "Dwelling" means the property the subject of this deed
- 1.10 "Approved Person" means a Qualifying Person (as defined in the Agreement), who is approved by the Council to purchase the Dwelling or such other persons as are approved by the Council in writing pursuant to clauses 2.7 or 2.8 below or such other persons as are approved by the Council from time to time
- 1.11 "Main Residence" means a dwelling lived in by an owner/occupier as his sole or main home for more than thirty-five weeks in every calendar year
- 1.12 a 'Sale' of the Dwelling occurs in every case where there is a Disposal of the Dwelling except when the Disposal is:
- (i) executed pursuant to an order of a court on granting in respect of the parties a decree of dissolution of marriage or judicial separation or
 - (ii) executed pursuant to an order of a court which is made in connection with the dissolution or annulment of the marriage or the parties' judicial separation and which is made at any time after the granting of such decree or

- (iii) executed at any time in pursuance of an agreement made in contemplation of or otherwise in connection with the dissolution or annulment of the marriage or their judicial separation or
- (iv) executed by personal representatives of a deceased Owner for the purpose of transferring or assigning into the sole ownership of the spouse of the Owner
- (v) executed by personal representatives of a deceased joint tenant and a surviving joint tenant for the purpose of transferring or assigning the Premises into the sole ownership of the surviving joint tenant

PROVIDED THAT where a Disposal falls within the categories set out in paragraph 1.12(i) – (v) the transferee covenants with the Council as set out in paragraph 2.11 below and "Sell" shall be construed accordingly

- 2. The following shall apply where a person wishes to Sell the Dwelling:
 - 2.1 The Owner of the Dwelling shall before commencing marketing of the Dwelling, submit an assessment of Open Market Value.
 - 2.2 The assessment produced pursuant to sub paragraph 2.1 above shall be prepared by an Independent Valuer and submitted by the then Owner to the Council for approval within one month of the valuation being carried out.
 - 2.3 The Council shall either approve the assessment submitted to it in accordance with to sub-paragraph 2.2 above or provide an alternative assessment of the Open Market Value with a view to arriving at an agreed valuation.
 - 2.4 If agreement between the Council and the Owner is not reached under sub paragraph 2.3 above within 4 weeks of the Council's receipt of the assessment then the matter shall be referred to an appropriate independent expert (who shall either be agreed between the parties by the President for the time being of the Royal Institution of Chartered

Surveyors or any person acting with his authority) and the decision of the expert shall be final and binding (save in the case of manifest error) and his costs shall be borne as he shall direct (or where no direction is made, the costs shall be borne by the Owner).

- 2.5 Having obtained the Council's agreement of the Open Market Value or having received the binding decision of the expert in accordance with paragraph 2.4 of this deed in order to establish the Open Market Value, the Owner will give the Council written notice of (a) the date upon which he or she has arranged for the Dwelling to be advertised for sale and (b) the name and address of the agent who will market the premises, and will invite the Council to nominate Approved Persons to purchase the Dwelling.
- 2.6 If exchange of contracts for the Sale of the Dwelling has not occurred within 6 months of the date of the valuation being agreed or determined in accordance with paragraph 2.4 of this deed, then the Owner shall submit a new valuation, repeating the steps set out in paragraphs 2.1 to 2.3 and any Sale shall only proceed in accordance with the new Valuation, which in turn shall only be valid for a period of six months from the date it is agreed or determined in accordance with paragraph 2.4 of this deed.
- 2.7 At any time up to exchange of contracts for the sale of the Dwelling the Council may nominate Approved Persons to the Owner as prospective purchasers prioritised from its own affordable housing lists and from applications made to it in response to the Owner's own marketing exercise. Priority will be given to applicants in accordance with any Local/Community Connection criteria set out in the Agreement.
- 2.8 Prioritising nominees in the order indicated by the Council (if any) and having satisfied himself regarding their sustainability as prospective purchasers, the Owner will use reasonable endeavours to advance a sale of the Dwelling to an Approved Person.
- 2.9 If the Owner satisfies the Council (by written confirmation from his solicitor or estate agent) that the Dwelling has been advertised continuously for ten weeks at the Discounted Sale Price to those who would qualify as Approved Persons and that he or she has not been able to exchange contracts for sale then he shall be entitled to sell the Dwelling to any person at the Discounted Sale Price.

2.10 If a Dwelling is sold to a purchaser in accordance with clause 2.9 above

(i) **the Council will certify to the Land Registrar that the disposition complies with clause [] of the transfer/lease dated [] made between [] and [] so that the disposition may be registered in accordance with the restriction on the register of title of the Dwelling and**

(ii) **the Dwelling shall remain subject to the terms of the Agreement and the transfer/lease and the requirements of Paragraph 2.11 shall apply regarding future disposal to and occupation by an Approved Person.**

2.11 Upon Sale of the Dwelling and upon every transfer/assignment of the Dwelling described in clause 1.10 (i) – (v) above, the transferor shall covenant with the Council and as a separate covenant with the transferee (but not so as to render the transferor liable to the transferee after the transferor shall have parted with his interest in the Dwelling) that:

(a) any Sale of the Dwelling shall only be for the Discounted Sale Price

(b) any Sale of the Dwelling shall be to an Approved Person

(c) the Dwelling shall at all times be the Main Residence of the transferee

(d) the transferee shall not effect a Sale save in accordance with Paragraph 2 above

(e) the transferee shall not sell the Dwelling without first:

(i) procuring that any transferee enters into a covenant with the Council to observe and perform the covenant set out in this paragraph 2.11; and

(ii) delivering to the Council the covenant referred to in this paragraph 2.11 on the Sale of the Dwelling

2.12 To the intent that no transfer of the Dwelling shall take place otherwise than in accordance with paragraph 2.11 above the transferee shall at the transferee's own expense apply to the Chief Land Registrar to enter the following restriction on the register of the title to the Dwelling such restriction to remain on the register during its subsistence:

'No disposition of the registered estate (other than a charge) by the Registered Proprietor is to be registered without a certificate addressed to the Land Registry and signed by the Borough Solicitor, Cheshire East Borough Council, Westfields, Middlewich Road, Sandbach, Cheshire, CW11 1HZ that the disposition complies with clause [] of a transfer/lease dated [] made between [] (1) and [] (2)'

- 2.13 The Council shall have the benefit of the right to enforce the covenants contained above pursuant to the Contracts (Rights of Third Parties) Act 1999

THE FIFTH SCHEDULE
Approved Landscape and Ecological Management Plan

THE SIXTH SCHEDULE

Form of Viability Appraisal

CHESHIRE EAST BOROUGH COUNCIL - BASIC DEVELOPMENT APPRAISAL

Site Location: _____

Site Size in Hectares: _____

Has Developer Purchased the site?:

Date of Purchase / Option Agreement:

Total Number of Residential Units:

Proposed Number of Affordable Units: 30% of total number of residential units on site

Target for Developer Profit (% GDV): §% of GDV for Open Market Dwellings; §% of GDV for Affordable Housing

Table 1 - GROSS DEVELOPMENT VALUE				
Open Market Units :-				
Unit Type		Floor Area	Number	Actual or Anticipated Sales Value
Actual unit types		Actual sq m		Actual
		Actual sq m		Actual
		Actual sq m		Actual
		Actual sq m		Actual
		Actual sq m		Actual
		Actual sq m		Actual
Sub-total		Actual sq m		£ Actual
Affordable Units :-				
Unit	Floor Area Actual sq m	Tenure	Number	Actual or Anticipated Actual
	Actual sq m			Actual
	Actual sq m			Actual
	Actual sq m			Actual
Sub-total	Actual sq m			£Actual
TOTAL GROSS DEVELOPMENT VALUE				

Table 2 - TOTAL DEVELOPMENT COSTS				
Construction :-			Rate	Total
A	Standard Construction Cost	£	per sq m	
B	Roads and Services	£	lump sum	
C	Landscaping	£	lump sum	
D	Abnormal costs (please specify)	£	lump sum	
E	Other (please specify) – changes to Lifetimes Homes Standards and applicable Building Regulations	£	lump sum	
F A to E Sub-total				
G	Construction Contingency	%	of F	
H TOTAL CONSTRUCTION COSTS (A to G)				£
Fees :-			Rate	Total
J	Professional Fees	%	of H	
K	Project Management	%	of H	
L	Marketing & Advertising	£	lump sum	
M	Actual Planning & Feasibility Fees	£	lump sum	
N	Legal Fees on Sales / Lettings	%	of GDV	
P	Agents Fees on Sales / Lettings	%	of GDV	
R	Actual Land Acquisition Costs	£	lump sum	

S	Actual Land Acquisition Fees	£	lump sum	
T	S106 (on and off-site contributions)	£	lump sum	
TOTAL DEVELOPMENT COSTS				£

Table 3 - COST OF BANK FINANCE	
Interest Rate %	(actual likely to be paid now)
Development Period	(§ Years)
Total Development Costs (TDC) £	(Total from table 2)
Application of Interest Rate	The Interest Rate will be cashflowed by an Independent surveyor to reflect the actual programme of Total Development Cost expenditure
Total Interest	£
Other Bank Lending/Arrangement Fees	Actual Arrangement and Exit Fees
TOTAL FINANCE COST	£

Table 4 - DEVELOPMENT SURPLUS / LOSS			
	Money In	Money Out	
GDV			
Total Development Costs			
Total Finance Cost			
TOTAL SCHEME SURPLUS OR LOSS			£
Expressed as a % of Gross Development Value			%

THE COMMON SEAL of)

§)

was affixed to this Deed in the presence of:)

Director

Director/Secretary

SIGNED as a Deed by §)

acting by a director and its secretary or)

two directors)

Director

Director / Secretary

SIGNED as a Deed by)

§)

in the presence of)

Witness Signature:

Name:

Address:

Occupation:

THE COMMON SEAL of)
CHESHIRE EAST BOROUGH COUNCIL)
was affixed in the presence of:)

Authorised Signatory:

Appendix 3 Report of Consultation on the First Draft BNG SPD

Document section	Summary of the main issues raised	presentors	Council response including any changes proposed
Section 1: Introduction	The content of this draft Biodiversity Net Gain SPD aligns much more closely with the SADPD which awaits Examination rather than the adopted Plan document from 2017.	Cashtal Properties Ltd	The first draft BNG SPD was prepared in anticipated of the SADPD being adopted in early 2022 but the examination process took longer than expected. The SADPD has now been examined, found sound and adopted in December 2022. The BNG SPD provides guidance on environmental policies of the CELPS but has been designed to align closely to the SADPD, in particular to policies 'ENV1 Ecological Network' and 'ENV2 Ecological Implementation'.
	All staff and elected members involved in consideration of biodiversity issues relating to planning decisions need to be adequately trained and mentored	Peak District National Park Authority	Staff and elected members have undertaken training in BNG matters and CPD related to this agenda is an on-going requirement and practice for in-house ecologists who provide internal training to planning staff.
Section 2	CPRE recognise SA and SEA not required of the document	CPRE Cheshire	Cheshire East Council are of the view that SEA and SA are not a required part of the process related to the production of this SPD.
Section 3	This section could be considerably strengthened by conveying the urgency that the interlinked climate and biodiversity crisis means for making biodiversity net gain	Mr. Christopher Thornton	Noted. Further explanatory text has been included in the introductory parts of the document.
	We recommend that a reference should be included to the climate emergency and the harm to biodiversity that will arise consequently in the future.	CPRE Cheshire	As above
	We consider that no further work can proceed on the emerging BNG SPD until: 1. The objections to the emerging SADPD in relation to biodiversity net gain have been resolved through independent examination; and/or 2.The Environment Bill has received royal assent and there will undoubtedly be transition arrangements in place for authorities whereby adopted development plans do not place such a burden on developers. Appendix 1 of the BNG SPD seeks to address strategic environmental assessment and habitat regulations assessment screening and it concludes that no significant environmental effects would arise as a result of the SPD.	Bloor Homes (NW) Ltd Jones Homes & Persimmon Homes (Jones Homes & Persimmon Homes	The first draft BNG SPD was prepared in anticipated of both the progression of Environment Act being implemented , and the SADPD being adopted in early 2022. However the examination process for the SADPD took longer than expected. The SADPD has now been examined, found sound and adopted in December 2022. The BNG requirements of the Environment Act come into force in November 2023 and it has been prudent to delay progression of this SPD to allow for the emergence of further guidance on how the Act

			<p>should be implemented, and also await for the publication of associated regulations.</p> <p>The BNG SPD provides guidance on environmental policies of the CELPS but has been designed to align closely to the SADPD, in particular to policies 'ENV1 Ecological Network' and 'ENV2 Ecological Implementation'.</p> <p>The points raised have now been resolved.</p>
	It may be prudent for the Council to delay the progression of the Biodiversity Net Gain SPD until the Environment Bill is passed into law. This would enable the Council to reflect the requirement to deliver a 10% net gain in biodiversity within the SPD, rather than providing only limited guidance beyond that set out in the Local Development Plan.	Gladman Developments Ltd	As above, the Bill is now enacted.
	The Framework does not advocate a blanket approach to biodiversity net gain and it does not promote a quantitative metric calculator for identifying whether a net gain can be achieved.	Bloor Homes (NW) Ltd Jones Homes & Persimmon Homes (Jones Homes & Persimmon Homes	The wording in this section has been updated to reflect the point raised and to set out the preference for using a quantitative metric.
	The Council must in the first instance seek to fully understand the consequences of applying the BNG SPD as drafted in terms of viability, site capacities and the overall strategy and objectives of the Cheshire East LPS.	Bloor Homes (NW) Ltd Jones Homes & Persimmon Homes (Jones Homes & Persimmon Homes	Viability of the primary policies which this SPD provides guidance on was considered during the examination of the SADPD. No viability problems were identified.
	There is no evidence that the Council has sought to understand the implications of the Draft BNG SPD for the requirements for a deliverable supply of sites.	Bloor Homes (NW) Ltd	As above
	The detailed guidance set out in the BNG SPD should only relate to the policies of the adopted development plan, in accordance with national policy and the legal framework governing the remit of supplementary planning documents.	IM Land	<p>The first draft BNG SPD was prepared in anticipated of both the progression of Environment Act being implemented , and the SADPD being adopted in early 2022. However the examination process for the SADPD took longer than expected. The SADPD has now been examined, found sound and adopted in December 2022.</p> <p>The BNG requirements of the Environment Act come into force in November 2023 and it has been prudent to delay progression of this SPD to allow for the</p>

			<p>emergence of further guidance on how the Act should be implemented, and also await for the publication of associated regulations.</p> <p>The BNG SPD provides guidance on environmental policies of the CELPS but has been designed to align closely to the SADPD, in particular to policies 'ENV1 Ecological Network' and 'ENV2 Ecological Implementation'.</p> <p>The points raised have now been resolved.</p>
	The SPD requires amendment to stipulate that BNG should not increase the risk of bird-strike hazard within 13km of the airport	Manchester Airport Group	The point is noted and the SPD has been updated accordingly to clarify the approach to BNG within the Manchester Airport Consultation zone and provide a link to digital mapping for applicants.
Section 4	We advise that this section includes clarification that Biodiversity Net Gain (BNG) does not replace existing environmental legislation or policy requirements. This includes the application of the mitigation hierarchy and BNG does not apply to development subject to the Habitats Regulations	Natural England	Noted, document updated accordingly.
	In answer to the question in paragraph 4.1, whether smaller sites should consider biodiversity net gain, we believe there should be a commitment to ensure a minimum of 10% Biodiversity Net Gain for all developments in Cheshire East and this must be highlighted in the Supplementary Planning Document	The Environment Agency	Explanatory text has been included in regard to small sites
	the SPD's progress should be held in abeyance until the BNG legislation within the Environment Bill passes into law, with the associated DEFRA metric endorsed and finalised by government	Barratt David Wilson North West, Barratt Homes Manchester, Bellway Homes, Taylor Wimpey Homes and Redrow Homes	Pleasesee comments above
	We note that DEFRA will be introducing a "small sites" metric and the SPD should commit to being fully consistent with this to ensure clarity for developers.	Jones Homes & Persimmon Homes (Jones Homes & Persimmon Homes	A small sites metric has been published . The SPD has been updated to reflect this guidance.

	Achieving the “greatest” BNG is not a requirement of national policy and should not therefore be sought within the SPD. It also fails to reflect other valid constraints/considerations which may arise on site which mean that the greatest BNG cannot be achieved.	Harrow Estates plc and Avro Heritage Ltd	Noted, the wording in the document has been changed in the interests of clarity.
	The provision for off-site mitigation should be incorporated into §4.4(d) for consistency with the broad approach advocated elsewhere in the draft SPD.	Bourne Leisure Limited	This has now been addressed in the document.
	Recommendation (2) At §4.4 clarification needs to be added to confirm that this is a data gathering exercise, and not a field-based exercise.	Barratt David Wilson North West, Barratt Homes Manchester, Bellway Homes, Taylor Wimpey Homes and Redrow Homes	This has now been addressed in the document.
Section 5.	acknowledging that the ecological networks are likely to evolve into Local Nature Recovery Strategy Networks which will play an important role in guiding the delivery of BNG going forward	Natural England	This has now been addressed in the document.
	The Ecological Network Map is difficult to decipher.	Transition Wilmslow	A link to a digital version of this map has been included and the original image removed.
	production of the SPD should be delayed until the adoption of the SADPD so that the evidence can be tested properly, and it can be demonstrated that the two documents clearly align.	Harrow Estates plc and Avro Heritage Ltd	See comments above
	canal corridors may also be recognised as potential 'off site' ecological assets for habitat provision (section 8.11), and prioritised for projects where additional benefits need to be sought. Offsite commuted sums could be used to provide biodiversity net gain along our waterways, where these can't be secured on site.	Canal & River Trust	To consider
	For the avoidance of doubt it is necessary that this section makes clear what type and scale of application or development will be subject to these requirements.	Bourne Leisure Limited	Type and scale of application referenced
	At §5.3 the guidance should be updated to make clear that the Core Area can be delivered off-site or potentially through the use of 'Biodiversity Credits' to be brought in under the Environment Bill. This can be achieved by including “on or off the development site” following “the size of the core area”:	Barratt David Wilson North West, Barratt Homes Manchester, Bellway Homes, Taylor Wimpey Homes and Redrow Homes	To consider
	The requirements should be proportionate, and the text should be re-worded to clarify the types of application to which this requirement will apply.	Harrow Estates plc and Avro Heritage Ltd	To consider

Section 6	it would be more appropriate to produce the SPD once the relevant legislation has reached Royal Assent, and the final version of the metric has been published	Bourne Leisure Limited	See comments above
	Gladman recommend that the Council consider allocating land to specifically provide opportunities for offsite mitigation of the effects of new development on biodiversity. This would be a proactive approach to ensuring a net gain in biodiversity can be achieved by all new development, where offsite mitigation is required.	Gladman	Not possible.
	The other triggers for requiring application of the metric are unclear. To ensure there is no doubt when an application would trigger this requirement "all other developments effecting natural or semi-natural habitats" and a "transport scheme" should be more clearly defined or explained to assist in transparency of the Council's application of this requirement.	Bourne Leisure Limited Harrow Estates plc and Avro Heritage Ltd	To consider. New wording has been introduced at X to further clarify the position in this regard
	Consider whether each change to a layout requires BNG – what parameters are reasonable?	Bourne Leisure Limited	To consider
	The SPD appears to suggest at §6.3 that there will be a requirement for a different BNG calculation if a layout changes. This requirement is considered to be disproportionate.	Harrow Estates plc and Avro Heritage Ltd	To consider
	The SPD should make it clear about what level of detail is expected for the different types of planning application e.g. outline, reserved matters or full planning applications.	Jones Homes & Persimmon Homes (Jones Homes Persimmon Homes	Further guide has been provided at section X regarding
	It is not clear to an applicant how 'pollution' should be interpreted and how the direct and indirect effects of a development in terms of pollution should or are expected to be calculated.	Bourne Leisure Limited	To consider
	§6.6 as currently drafted is inaccurate and therefore needs to be removed; the current metric (2.0) does not allow for indirect impacts to be input into the calculator	Barratt David Wilson North West, Barratt Homes Manchester, Bellway Homes, Taylor Wimpey Homes and Redrow Homes	Use of latest metric included in the latest version. Further guidance provided on indirect impacts.
	We would strongly suggest that reference to the Cheshire Wildlife Trust is removed from paragraph 6.8 due to the potential perceived conflict of interest.	Barratt David Wilson North West, Barratt Homes Manchester, Bellway Homes, Taylor Wimpey Homes and Redrow Homes	Reference removed

	Clarity is requested in relation to §6.10. It states: The survey and calculation should include the whole of the development boundary (red line) and adjacent land where direct or indirect impacts upon adjacent habitats are anticipated. As written the emerging SPD suggests surveys will be required to look at land within the red edge but also land beyond. It is not clear what would trigger a requirement to consider land outside the red edge.	Bourne Leisure Limited Barratt David Wilson North West, Barratt Homes Manchester, Bellway Homes, Taylor Wimpey Homes and Redrow Homes Harrow Estates plc and Avro Heritage Ltd	The document has been updated to clarify the circumstances under which land outside the red-line boundary will be considered for the purposes of BNG calculations.
	The survey and calculation should NOT be required to consider or include (undefined) 'adjacent' habitats. It should focus on the red line area.	Mineral Products Association	The document has been updated to clarify the circumstances under which land outside the red-line boundary will be considered for the purposes of BNG calculations.
	The SPD should make reference to use of future subsequent versions of the metric.	various	
	Identify phrases that need clarifying in the glossary 'low distinctiveness' 'poor condition' etc.		The glossary has been updated.
	The statement that creation of low distinctiveness habitats can only ever reach poor condition is harsh given that the SPD specifically encourages developers to incorporate biodiverse habitats into the site's green infrastructure. There are many examples of design guidance that focusses on biodiversity. The SPD should provide more encouragement for developers to build biodiverse-friendly habitats into new urban habitats. We suggest that this is re-worded to state that low distinctiveness habitats will normally be expected to achieve poor condition, unless the applicant can demonstrate how moderate or good condition would be achieved for the site in question.	Jones Homes & Persimmon Homes (Jones Homes & Persimmon Homes - 1274852)	noted
	The wording of the SPD at §6.14 regarding pre-development habitat value should be rephrased to more precisely reflect the emerging legislation in the Environment Bill	Bourne Leisure Limited	The section has been updated to more closely reflect the legislation.
Section 7	General support for use of the mitigation hierarchy		noted
	Harrow broadly supports the suggested approach to applying the mitigation hierarchy but considers that there should be scope to agree mitigation with the Council during the application process	Harrow Estates plc and Avro Heritage Ltd	noted

	For outline applications, it may not be possible or reasonable for a developer to provide detailed information on how or where off-site measures will be delivered. This statement of the mitigation hierarchy should be accompanied by a recognition that for outline applications, sufficient information should be provided to give the LPA confidence that BNG can be secured through conditions or obligations attached to the outline permission.	Jones Homes & Persimmon Homes (Jones Homes & Persimmon Homes	Noted and clarification provide in the document
Section 8	It would be beneficial to provide clarity on the preference for on-site provision of BNG and that the Council will only consider off-site provision when it has been adequately demonstrated that net gains cannot be achieved on-site. Natural England advise that off -site provision should always be located as close as possible to where the losses in habitat will occur	Natural England	
	Section 8 places the onus entirely on the developer to prepare a package of measures in advance of a planning application submission and ensure deliverability and long-term management arrangements. This puts a great deal of burden on the developer and is likely to result in an ad-hoc and inconsistent approach in terms of planning applications. A simple mechanism for S106 should be put in place, led by the Council.	Bloor Homes (NW) Ltd Jones Homes & Persimmon Homes (Jones Homes & Persimmon Homes	It is the developers responsibility to demonstrate how will achieved net gain.
	8.5 inconsistent with earlier parts of the document. Agreement mechanism for offsite/onsite delivery not set out. Monitoring and management plan needs to be proportionate.	Bourne Leisure Limited	noted
	Recommendation (9) Clarification is required at §8.5(d) to make clear the meaning of the term 'strategically important'. Recommendation (10) Clarification is required at §8.5(g) to make clear which bodies will run the proposed 'offset register'. Recommendation (11) Clarification is required at §8.5(h) to make clear which bodies will be responsible for 'monitoring'.	Barratt David Wilson North West, Barratt Homes Manchester, Bellway Homes, Taylor Wimpey Homes and Redrow Homes	noted
	Consider including model clauses at 7.5	Bloor Homes (NW) Ltd	noted
	8.6 This should be amended to read "pay reasonable professional fees associated with the above, up to an agreed sum".	Mineral Products Association	noted
	8.7 clarify what 'detailed worked up proposals' means	Bourne Leisure Limited	noted
	For outline applications, sufficient detail should be provided to demonstrate that there is no reason for the LPA to consider that BNG cannot be delivered through planning condition or obligation.	Jones Homes & Persimmon Homes (Jones Homes & Persimmon Homes	Noted and document updated

	Harrow therefore considers that flexibility should be introduced to the guidance and would suggest that the wording "where possible" is added to the end of the first sentence of §8.11.	Harrow estates	noted
	The Council needs to provide resource to identify land parcels suitable for offsite solutions and create a geodatabase of sites that have been assessed and verified as potential offset sites. This would create a more open market.	Jones Homes & Persimmon Homes (Jones Homes & Persimmon Homes	This is not the role of the council currently.
	General support for offsite provision and recognition that this may be some distance from the development site	various	noted
	the document needs more clarity on how the Council will assess and weigh off-setting BNG schemes in non-strategic locations.	Jones Homes & Persimmon Homes (Jones Homes & Persimmon Homes	
Section 9	9.1 - Consistency is needed with para 4.1	Jones Homes & Persimmon Homes (Jones Homes & Persimmon Homes	
9.14	In the first instance we note that the Council will receive a fee for the determination of the planning application and as this work will form part of the application process there is no clear justification for an additional fee. If this fee is to be applied, the precise fee should be identified, evidence should be provide to show why it cannot be covered by the planning application fee and evidence should be provided to show how the figure identified has been derived. Harrow is concerned that the unit costs identified and set up fees seem high and no clear explanation is provided to demonstrate how these costs have been derived so it is not clear whether they are justified.	Harrow Estates plc and Avro Heritage Ltd Barratt David Wilson North West, Barratt Homes Manchester, Bellway Homes, Taylor Wimpey Homes and Redrow Homes	Approach to fees updated with updated explanation.
	The Council's proposed admin fee of £1,200 per unit seems reasonable, but there should be a basis of calculation provided for transparency	Jones Homes & Persimmon Homes (Jones Homes & Persimmon Homes	Approach to fees updated with updated explanation.
	Gladman submit that the formula and a breakdown for these costings (and any subsequent updates) is provided for review and comment.		Approach to fees updated with updated explanation.
	9.22 we would welcome standard templates for both conditions and s106 agreements as they would help avoid any delays with decision making.		Included in Appendices

	<p>No break-down is provided at §9.23 on how the set-up fee has been calculated (at £6,945). In any event, and especially if these costs are from Cheshire Wildlife Trust, the future draft of the SPD needs to provide additional evidence justifying this figure. It is not considered to be reasonable as drafted, without this justification. The £6,945 set-up fee per agreement seems high for simple agreements. We appreciate the benefits of a simple charging structure, but we suggest the Council might consider a two-band structure with a lower charge for small schemes and/or situations where a new management plan does not need to be prepared. In any case, the £6,945 should be clarified in terms of staff time, in the interests of transparency.</p>		Approach to fees updated with updated explanation.
Section 10 10.1	<p>It is not clear how an 'approved' organisation will be defined and agreed by the LPA.</p> <p>Harrow considers that details should be provided as to how these "approved responsible" bodies will be identified as this information is not currently provided in the SPD.</p>	<p>Bourne Leisure Limited</p> <p>Harrow EStates</p>	noted
10.1	<p>Section 10 needs to be strengthened to include a detailed process for coming to these legal agreements with developers including a list of appropriate sanctions if they will not comply. Therefore, there should be a recommendation that the biodiversity agreement MUST BE IN PLACE before the development starts.</p>	Bollington Town Council	noted
10.4	<p>We disagree that all High Distinctiveness habitats require a specialist contractor to implement, and we are not convinced that this will be enforceable. We suggest that this requirement is modified to state that for high distinctiveness habitats, the developer's ecologist should provide assurances of the ability of the contractor to implement the habitat establishment</p>	<p>Jones Homes & Persimmon</p> <p>Homes (Jones Homes & Persimmon Homes</p>	noted
10.5	<p>At §10.5 the SPD notes that the implementation of off-site habitat creation proposals will be secured by means of a section 106 agreement. Whilst this approach is welcomed, Bourne Leisure considers that the option of securing proposals by means of a negatively worded 'Grampian' condition should also be included in this section.</p>	Bourne Leisure Limited	noted
10.6	<p>Harrow notes that §10.6 of the SPD requires that all development proposals must also include proposals for the incorporation of features to enhance the biodiversity of the resulting development in addition to proposals for habitat creation and enhancement as assessed by the biodiversity metric calculation.</p> <p>Examples identified include green wall and green/brown roofs, and features for nesting birds and bats. Harrow is concerned that this requirement is effectively seeking additional biodiversity enhancement when proposals will already be subject to significant biodiversity requirements through the metric. It is not considered that this approach is justified as the Council will effectively be 'double charging' in order to achieve additional biodiversity gain.</p>	<p>Harrow Estates plc and Avro Heritage Ltd</p>	Approach clarified and updated in the document

10.7	We do not consider that the wording of §10.7 (page 24) is currently appropriate, as it states that where schemes that are classed as 'minor AND not affecting natural/semi-natural habitats', they will be exempt from having to be put through the Defra metric. We consider that all minor and small-scale major applications should be exempt. This approach would remain consistent with the adopted and emerging Development Plan Documents as they would still have to demonstrate ecological enhancement, using appropriate features from (a) – (k) in §10.8. (18) The reference to natural and semi-natural habitats should be removed from paragraph 10.7 and replaced by a scale-based approach which would remain consistent with the Development Plan whilst continuing to ensure BNG is delivered.	Barratt David Wilson North West, Barratt Homes Manchester, Bellway Homes, Taylor Wimpey Homes and Redrow Homes	Legislation has been updated to clarify the position, the updated document reflects this.
10.8	The list of BNG features is good, but more guidance is needed on what is actually expected and what a planning officer and small developer should agree on without specialist knowledge. Again, this indicates that a Biodiversity SPD should precede or incorporate the BNG SPD. Alternatively, the Cheshire East Design Guide could be amended to incorporate advice on BNG measures.	Jones Homes & Persimmon Homes (Jones Homes & Persimmon Homes	noted
Section 11	We advise the Ecological Network Map should be made available as an online interactive map and with GIS shapefiles for download and use.	Jones Homes & Persimmon Homes (Jones Homes & Persimmon Homes	noted
	Whether within the red line of a proposed development or at an offsite area, an isolated area of gain for biodiversity will be of limited value if there is not an identified corridor or stepping ability to a wider natural environment. In all cases the developer should be required to demonstrate that this linking is identified within the proposal.	Mr Roger Cole	noted
Section 12	England Trees Action Plan and Peat Action Plans introduce actions to research further protections for such habitats. We suggest that there is merit in referring to these strategies and perhaps deferring more detailed guidance on buffer zones pending the outcome of these pieces of research.		Guidance on buffer zones has been included
Section 13	Table 1 has a vague heading– states CWT BNG. Clarification is required on the purpose of this table and if this is a Cheshire Wildlife Trust (CWT) or Cheshire East requirement, Tables 2 and 3 are not appropriately titled and reference is again made to CWT. Full clarification is required on how the costs and prices have been calculated for transparency as expected from a local authority.	Jones Homes & Persimmon Homes (Jones Homes & Persimmon Homes	Table updated, references updated
13.4	Accelerated succession will not be an option in Defra metric 3.0 and sites which are suitable for woodland creation may not always support existing grassland. Finer detail and more clarification is needed on this point.	Jones Homes & Persimmon Homes (Jones Homes & Persimmon Homes	noted

	Recommendation (20) Land should not be designated as Potential Local Wildlife Sites unless there is a realistic chance of habitats being proposed, we would instead suggest that future monitoring of land to assess its suitability against the Local Wildlife Sites Criteria.	Barratt David Wilson North West, Barratt Homes Manchester, Bellway Homes, Taylor Wimpey Homes and Redrow Homes	noted
	Recommendation (14) A breakdown should be included to justify how the figure of £1,200 covering Cheshire East Council's costs is arrived at, given that we are not aware of other Local Authorities who charge such a fee.	As above	Noted and approach modified
	Recommendation (16) It is essential that a break-down of the £6,945 set-up fee is provided as justification to Table 1, to ensure the SPD is robust and reasonable.	As above	Noted, approach modified
	It is therefore essential that the SPD is explicit in stating that the BNG metric will not be applied to sites which already benefit from outline planning permission, given that to introduce this would go beyond the scope of a Reserved Matters submission. This is a key point that the guidance needs to cover as both the adopted LPS and the emerging SADPD refer only to Net Gain being delivered within 'development proposals', and does not differentiate between Full, Outline, and Reserved Matters submissions.	As above	Noted, approach modified and reference to how outline applications should be dealt with is included

Appendix 4 Habitats Regulations Screening Assessment

1. Cheshire East Council has produced a final draft Biodiversity Net Gain Supplementary Planning Document (“SPD”). The purpose of the SPD is to provide guidance on the provision of Biodiversity Net Gain and achieving an appropriate Biodiversity Net Gain mix on development sites proposed in the borough, adding further detail to policies contained within the Development Plan.
2. The Development Plan for Cheshire East consists of the Local Plan Strategy (LPS) and the Site Allocations and Development Policies Document (SADPD). In addition, made Neighbourhood Plans also form part of the Development Plan.
3. The policy framework for the SPD is contained in the LPS, with a particular focus on Policy SE 3 (“Biodiversity and Geodiversity”), SE 5 (“Trees, Hedgerows and Woodland”) and Policy SE 6 (“Green Infrastructure”); and within the SADPD via policies ENV1 (“Ecological Network”) and ENV2 (“Ecological Implementation”).
4. This screening report is designed to determine whether or not the contents of the final draft Biodiversity Net Gain SPD require a Strategic Environmental Assessment (“SEA”) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004. The report also addresses whether the draft Biodiversity Net Gain SPD has a significant adverse effect upon any internationally designated site(s) of nature conservation importance and thereby subject to the requirements of the Habitats Regulations. The report contains separate sections that set out the findings of the screening assessment for these two issues.
5. From 17 May 2021 until the 14 June 2021, a previous iteration of the BNG SPD and its accompanying SEA and HRA Screening Report were consulted on. Feedback was received from Natural England and The Environment Agency,

but not in relation to the screening report. No feedback was received in relation to the SEA and HRA Screening Report.

6. This statement, alongside the final draft Biodiversity Net Gain SPD, will be the subject of consultation in accordance with the relevant regulations and the Council's Statement of Community Involvement. This will include consultation with the relevant statutory bodies (Natural England, Environment Agency and Historic England). Comments received during the consultation on the draft Biodiversity Net Gain SPD and this statement will be reflected in future updates to this document.

Strategic Environmental Assessment Screening

Legislative Background

7. The objective of SEA is to provide for a high level of protection of the environment with a view to promoting the achievement of sustainable development. It is a requirement of European Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (also known as the SEA Directive). The Directive was transposed in UK law by the Environmental Assessment of Plans and Programmes Regulations 2004, often known as the SEA Regulations.
8. Article 3(3) and 3(4) of the regulations make clear that SEA is only required for plans and programmes when they have significant environmental effects. The 2008 Planning Act removed the requirement to undertake a full Sustainability Appraisal for a SPD although consideration remains as to whether the SPD requires SEA, in exceptional circumstances, when likely to have a significant environmental effect(s) that has not already been assessed during the preparation of a Local Plan. In addition, planning practice guidance (PPG – ref Paragraph: 008 Reference ID: 11-008-20140306) states that a SEA is unlikely to be required where an SPD deals only with a small area at local level, unless it is considered that there are likely to be significant environmental effects.

Overview of draft Biodiversity Net Gain SPD

9. The purpose of the draft Biodiversity Net Gain SPD is to provide further guidance on the implementation of the SE 3 (“Biodiversity and Geodiversity”), SE 5 (“Trees, Hedgerows and Woodland”) and Policy SE 6 (“Green Infrastructure”) LPS policies.

10. It is important to note that policies in the LPS and SADPD were the subject of Sustainability Appraisal, which incorporated the requirements of the SEA regulations (as part of an Integrated Sustainability Appraisal). The likely significant environmental effects have already been identified and addressed – the SPD merely provides guidance on existing policies. The LPS Integrated Sustainability Appraisal has informed this SPD screening assessment.

11. SEA has been undertaken for policies SE 3 (“Biodiversity and Geodiversity”), SE 5 (“Trees, Hedgerows and Woodland”) and Policy SE 6 (“Green Infrastructure”), as part of the Integrated Sustainability Appraisal that supported the LPS. For the purposes of compliance with the UK SEA Regulations and the EU SEA directive, the following reports comprised the SA “Environmental Report”:
 - SD 003 – LPS Submission Sustainability (Integrated) Appraisal (May 2014);
 - PS E042 – LPS Sustainability (Integrated) Appraisal of Planning for Growth Suggested Revisions (August 2015);
 - RE B006 – LPS Sustainability (Integrated) Appraisal Suggested Revisions to LPS Chapters 9-14 (September 2015);
 - RE F004 – Sustainability (Integrated) Appraisal – Proposed Changes (March 2016);
 - PC B029 – Sustainability (Integrated) Appraisal - Proposed Changes to Strategic and Development Management Policies (July 2016);
 - PC B030 – Sustainability (Integrated) Appraisal - Proposed Changes to Sites and Strategic Locations (July 2016);
 - MM 002 - Sustainability (Integrated) Appraisal - Main Modifications Further Addendum Report.

12. In addition, an SA adoption statement was prepared in July 2017 to support the adoption of the LPS. It should also be noted that the SADPD and the policies contained in it have also been supported by a Sustainability Appraisal (incorporating the requirements for the SEA directive).

SEA Screening Process

13. The council is required to undertake a SEA screening to assess whether the draft Biodiversity Net Gain SPD is likely to have significant environmental effects. If the draft Biodiversity Net Gain SPD is considered unlikely to have significant environmental effects through the screening process, then the conclusion will be that SEA is not necessary. This is considered in Table 1 below:-

Table 1: Establishing the need for a SEA

Stage		Decision	Rationale
1.	Is the SPD subject to preparation and/or adoption by a national, regional or local authority OR prepared through a legislative procedure by Parliament or Government? (Art. 2 (a)).	Yes	The SPD will be prepared and adopted by Cheshire East Borough Council.
2.	Is the SPD required by legislation, regulatory or administrative provisions? (Article. 2 (a)).	No	The Council's Local Development Scheme (2020 – 2022) does not specifically identify the need to produce a draft Biodiversity Net Gain SPD.
3.	Is the SPD prepared for agricultural, forestry, fisheries, energy, industry, transport, waste management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Article 3.2 (a)).	No	The SPD is being prepared for town and country planning use. It does not set a framework for future development consent of projects in Annexes I and II to the EIA Directive (Article 3.2 (a)). Whilst some developments to which the guidance in the SPD applies would fall within Annex II of the EIA Directive at a local level, the SPD does not specifically plan for or allow it.
4.	Will the SPD, in view of its likely effect on sites, require an assessment under Article 6 or 7 of the Habitats Directive? Art 3.2 (b)).	No	A Habitats Regulations Assessment has been undertaken for the LPS and emerging SADPD. The SPD does not introduce new policy or allocate sites for development. Therefore, it is not considered necessary to undertake a

			HRA assessment for the SPD. This conclusion has been supported by an HRA screening assessment as documented through this report.
5	Does the SPD determine the use of small areas at local level, OR is it a minor modification of a PP subject to Art. 3.2? (Art 3.3)	No	The SPD will not determine the use of small areas at a local level. The SPD provides guidance on the how applicants should demonstrate the delivery of biodiversity net gain, but it does not specifically determine the use of small areas at a local level. The SPD will be a material consideration in decision taking.
6.	Does the SPD set the framework for future development consent of projects (not just projects in Annexes to the EIA Directive)? (Art. 3.4)	No	The LPS and emerging SADPD provide the framework for the future consent of projects. The SPD elaborates upon approved and emerging policies and does not introduce new policy or allocate sites for development.

14. The final draft SPD is considered to not have a significant effect on the environment and therefore SEA is not required. However, for completeness, Table 2 assesses whether the draft SPD will have any significant environmental effects using the criteria set out in Annex II of SEA Directive 2001/42/EC⁴ and Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004⁵.

Table 2: assessment of likely significance of effects on the environment

SEA Directive Criteria of Schedule 1 of Environmental Assessment of Plans and Programmes Regulations 2004	Summary of significant effects, scope and influence of the document	Is the Plan likely to have a significant environmental effect (Yes / No)
1.Characteristics of the SPD having particular regard to:		

⁴ <https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:32001L0042&from=EN>

⁵ http://www.legislation.gov.uk/ukxi/2004/1633/pdfs/ukxi_20041633_en.pdf

SEA Directive Criteria Schedule 1 of Environmental Assessment of Plans and Programmes Regulations 2004	Summary of significant effects, scope and influence of the document	Is the Plan likely to have a significant environmental effect (Yes / No)
(a) The degree to which the SPD sets out a framework for projects and other activities, either with regard to the location, nature, size or operating conditions or by allocating resources.	<p>Guidance is supplementary to policies contained in the LPS and SADPD, both of which have been the subject of SA / SEA. The policies provide an overarching framework for development in Cheshire East.</p> <p>The final draft Biodiversity Net Gain SPD provides further clarity and certainty to form the basis for the submission and determination of planning applications, consistent with policies in the LPS.</p> <p>Final decisions will be determined through the development management process.</p> <p>No resources are allocated.</p>	No
(b) The degree to which the SPD influences other plans and programmes including those in a hierarchy.	<p>The final draft SPD is in general conformity with the LPS, which has been subject to a full Sustainability Appraisal (incorporating SEA). It is adding more detail to the adopted LPS, SADPD and other policies in the Development Plan, which has itself been the subject of Sustainability Appraisal. Therefore, it is not considered to have an influence on any other plans and programmes.</p>	No
(c) The relevance of the SPD for the integration of environmental considerations in particular with a view to promoting sustainable development.	<p>The final draft SPD promotes sustainable development, in accordance with the NPPF (2019) and LPS policies. The LPS has been the subject of a full Sustainability Appraisal (incorporating SEA). The final draft SPD has relevance for the integration of environmental considerations and promotes sustainable development by providing guidance on the delivery</p>	No

SEA Directive Criteria Schedule 1 of Environmental Assessment of Plans and Programmes Regulations 2004	Summary of significant effects, scope and influence of the document	Is the Plan likely to have a significant environmental effect (Yes / No)
	of Biodiversity Net Gain in the borough.	
(d)Environmental problems relevant to the SPD.	There are no significant environmental problems relevant to the SPD.	No
(e)The relevance of the SPD for the implementation of Community legislation on the environment (for example plans and programmes related to waste management or water protection).	The final draft SPD will not impact on the implementation of community legislation on the environment.	No
2.Characteristics of the effects and area likely to be affected having particular regard to:		
(a)The probability, duration, frequency and reversibility of the effects.	The final draft SPD adds detail to adopted LPS and SADPD policy; itself the subject of SA.	No
(b)The cumulative nature of the effects of the SPD.	The final draft SPD adds detail to adopted LPS and SADPD policy, itself the subject of SA. The SA associated with the LPS and SADPD have considered relevant plans and programmes. No other plans or programmes have emerged that alter this position.	No
(c)The trans-boundary nature of the effects of the SPD.	Trans-boundary effects will not be significant. The final draft SPD will not lead to any transboundary effects as it is providing additional detail regarding the implementation of policies SE 3, SE 5 & SE 6 in the LPS and ENV1 and ENV2 in the SADPD, and does not, in itself, influence the location of development.	No
(d)The risks to human health or the environment (e.g. due to accident).	The final draft SPD will not cause risks to human health or the environment as it is adding detail to	No

SEA Directive Criteria Schedule 1 of Environmental Assessment of Plans and Programmes Regulations 2004	Summary of significant effects, scope and influence of the document	Is the Plan likely to have a significant environmental effect (Yes / No)
	environmental policies in the Local Plan.	
(e)The magnitude and spatial extent of the effects (geographic area and size of the population likely to be affected) by the SPD.	The final draft SPD covers the Cheshire East administrative area. The draft SPD will assist those making planning applications in the borough.	No
(f)The value and vulnerability of the area likely to be affected by the SPD due to: <ul style="list-style-type: none"> • Special natural characteristics of cultural heritage • Exceeded environmental quality standards or limit values • Intensive land use. 	The final draft SPD will not lead to significant effects on the value or vulnerability of the area. It is adding detail regarding the implementation of environmental policies SE 3, SE 5 and SE 6 in the LPS, and policies ENV1 and ENV2 of the SADPD, and does not, in itself, influence the location of development.	No
(g)The effects of the SPD on areas or landscapes which have recognised national Community or international protected status.	The SPD does not influence the location of development, so will not cause effects on protected landscape sites.	No

Conclusion and SEA screening outcome

15. The SPD is not setting new policy; it is supplementing and providing further guidance on an existing LPS and SADPD policy. Therefore, it is considered that an SEA is not required on the final draft Biodiversity Net Gain SPD. This conclusion will be revisited following consideration of the views of the three statutory consultees (the Environment Agency, Historic England and Natural England) and if there are significant changes to the SPD following public consultation.

Habitats Regulations Assessment Statement

16. The Council has considered whether its planning documents would have a significant adverse effect upon the integrity of internationally designated sites of nature conservation importance. European Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Flora and Fauna (Habitats Directive) provides legal protection to habitats and species of European importance. The principal aim of this directive is to maintain at, and where necessary restore to, favourable conservation status of flora, fauna and habitats found at these designated sites.
17. The Directive is transposed into English legislation through the Conservation of Habitats and Species Regulations 2017 (a consolidation of the amended Conservation of Habitats and Species Regulations, 2010) published in November 2017.
18. European sites provide important habitats for rare, endangered or vulnerable natural habitats and species of exceptional importance in the European Union. These sites consist of Special Areas of Conservation (SACs, designated under the EU Directive 92/43/EEC on the conservation of natural habitats and of fauna and flora (Habitats Directive)), and Special Protection Areas (SPAs, designated under EU Directive 2009/147/EC on the conservation of wild birds (the Birds Directive)). Government policy requires that Ramsar sites (designated under the International Wetlands Convention, UNESCO, 1971) are treated as if they are fully designated European sites for the purposes of considering development proposals that may affect them.
19. Spatial planning documents may be required to undergo Habitats Regulations Screening if they are not directly connected with or necessary to the management of a European site. As the draft Biodiversity Net Gain SPD is not connected with, or necessary to, the management of European sites, the HRA implications of the SPD have been considered.
20. A judgement, published on the 13 April 2018 (People Over Wind and Sweetman v Coillte Teoranta (C-323/17) clarified that measures intended to avoid or reduce the harmful effects of a proposed project on a European site may no

longer be taken into account by competent authorities at the Habitat Regulations Assessment “screening stage” when judging whether a proposed plan or project is likely to have a significant effect on the integrity of a European designated site.

21. Both the LPS and SADPD have been subject to HRA.

22. The final draft Biodiversity Net Gain SPD does not introduce new policy; it provides further detail to those policies contained within the LPS. The HRA concluded that policies s SE3 ‘Biodiversity and Geodiversity’, SE5 Trees Hedgerows and Woodland, SE6 ‘Green Infrastructure’ could not have a likely significant effect on a European Site. The same applies to the final draft Biodiversity Net Gain SPD. The draft Biodiversity Net Gain SPD in itself, does not allocate sites and is a material consideration in decision taking, once adopted.

23. The final draft Biodiversity Net Gain SPD either alone or in combination with other plans and programmes, is not likely to have a significant effect on any European site. Therefore, a full Appropriate Assessment under the requirements of the Habitats Regulations is not required.

Conclusion and HRA screening outcome

24. Subject to views of the three statutory consultees (the Environment Agency, Historic England and Natural England), this screening report indicates that an Appropriate Assessment under the Habitats Regulations is not required.



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Draft Biodiversity Net Gain Supplementary Planning Document

Strategic Environmental Assessment and Habitats Regulations Assessment Screening Report

Introduction and Purpose

1. Cheshire East Council has produced a final draft Biodiversity Net Gain Supplementary Planning Document ("SPD"). The purpose of the SPD is to provide guidance on the provision of Biodiversity Net Gain and achieving an appropriate Biodiversity Net Gain mix on development sites proposed in the borough, adding further detail to policies contained within the Development Plan.
2. The Development Plan for Cheshire East consists of the Local Plan Strategy (LPS) and the Site Allocations and Development Policies Document (SADPD). In addition, made Neighbourhood Plans also form part of the Development Plan.
3. The policy framework for the SPD is contained in the LPS, with a particular focus on Policy SE 3 ("Biodiversity and Geodiversity"), SE 5 ("Trees, Hedgerows and Woodland") and Policy SE 6 ("Green Infrastructure"); and within the SADPD via policies ENV1 ("Ecological Network") and ENV2 ("Ecological Implementation").
4. This screening report is designed to determine whether or not the contents of the final draft Biodiversity Net Gain SPD require a Strategic Environmental Assessment ("SEA") in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004. The report also addresses whether the draft Biodiversity Net Gain SPD has a significant adverse effect upon any internationally designated site(s) of nature conservation importance and thereby subject to the requirements of the Habitats Regulations. The report contains separate sections that set out the findings of the screening assessment for these two issues.
5. From 17 May 2021 until the 14 June 2021, a previous iteration of the BNG SPD and its accompanying SEA and HRA Screening Report were consulted on. Feedback was received from Natural England and The Environment Agency, but not in relation to the screening report. No feedback was received in relation to the SEA and HRA Screening Report.

6. This statement, alongside the final draft Biodiversity Net Gain SPD, will be the subject of consultation in accordance with the relevant regulations and the Council's Statement of Community Involvement. This will include consultation with the relevant statutory bodies (Natural England, Environment Agency and Historic England). Comments received during the consultation on the draft Biodiversity Net Gain SPD and this statement will be reflected in future updates to this document.

Strategic Environmental Assessment Screening

Legislative Background

7. The objective of SEA is to provide for a high level of protection of the environment with a view to promoting the achievement of sustainable development. It is a requirement of European Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (also known as the SEA Directive). The Directive was transposed in UK law by the Environmental Assessment of Plans and Programmes Regulations 2004, often known as the SEA Regulations.
8. Article 3(3) and 3(4) of the regulations make clear that SEA is only required for plans and programmes when they have significant environmental effects. The 2008 Planning Act removed the requirement to undertake a full Sustainability Appraisal for a SPD although consideration remains as to whether the SPD requires SEA, in exceptional circumstances, when likely to have a significant environmental effect(s) that has not already been assessed during the preparation of a Local Plan. In addition, planning practice guidance (PPG – ref Paragraph: 008 Reference ID: 11-008-20140306) states that a SEA is unlikely to be required where an SPD deals only with a small area at local level, unless it is considered that there are likely to be significant environmental effects.

Overview of draft Biodiversity Net Gain SPD

9. The purpose of the draft Biodiversity Net Gain SPD is to provide further guidance on the implementation of the SE 3 ("Biodiversity and Geodiversity"), SE 5 ("Trees, Hedgerows and Woodland") and Policy SE 6 ("Green Infrastructure") LPS policies.
10. It is important to note that policies in the LPS and SADPD were the subject of Sustainability Appraisal, which incorporated the requirements of the SEA regulations (as part of an Integrated Sustainability Appraisal). The likely significant environmental effects have already been identified and addressed – the SPD merely provides

guidance on existing policies. The LPS Integrated Sustainability Appraisal has informed this SPD screening assessment.

11. SEA has been undertaken for policies SE 3 (“Biodiversity and Geodiversity”), SE 5 (“Trees, Hedgerows and Woodland”) and Policy SE 6 (“Green Infrastructure”), as part of the Integrated Sustainability Appraisal that supported the LPS. For the purposes of compliance with the UK SEA Regulations and the EU SEA directive, the following reports comprised the SA “Environmental Report”:

- SD 003 – LPS Submission Sustainability (Integrated) Appraisal (May 2014);
- PS E042 – LPS Sustainability (Integrated) Appraisal of Planning for Growth Suggested Revisions (August 2015);
- RE B006 – LPS Sustainability (Integrated) Appraisal Suggested Revisions to LPS Chapters 9-14 (September 2015);
- RE F004 – Sustainability (Integrated) Appraisal – Proposed Changes (March 2016);
- PC B029 – Sustainability (Integrated) Appraisal - Proposed Changes to Strategic and Development Management Policies (July 2016);
- PC B030 – Sustainability (Integrated) Appraisal - Proposed Changes to Sites and Strategic Locations (July 2016);
- MM 002 - Sustainability (Integrated) Appraisal - Main Modifications Further Addendum Report.

12. In addition, an SA adoption statement was prepared in July 2017 to support the adoption of the LPS. It should also be noted that the SADPD and the policies contained in it have also been supported by a Sustainability Appraisal (incorporating the requirements for the SEA directive).

SEA Screening Process

13. The council is required to undertake a SEA screening to assess whether the draft Biodiversity Net Gain SPD is likely to have significant environmental effects. If the draft Biodiversity Net Gain SPD is considered unlikely to have significant environmental effects through the screening process, then the conclusion will be that SEA is not necessary. This is considered in Table 1 below:-

Table 1: Establishing the need for a SEA

Stage		Decision	Rationale
1.	Is the SPD subject to preparation and/or adoption by a national, regional or local authority OR prepared through a legislative procedure by Parliament or Government? (Art. 2 (a)).	Yes	The SPD will be prepared and adopted by Cheshire East Borough Council.
2.	Is the SPD required by legislation, regulatory or administrative provisions? (Article. 2 (a)).	No	The Council's Local Development Scheme (2020 – 2022) does not specifically identify the need to produce a draft Biodiversity Net Gain SPD.
3.	Is the SPD prepared for agricultural, forestry, fisheries, energy, industry, transport, waste management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Article 3.2 (a)).	No	The SPD is being prepared for town and country planning use. It does not set a framework for future development consent of projects in Annexes I and II to the EIA Directive (Article 3.2 (a)). Whilst some developments to which the guidance in the SPD applies would fall within Annex II of the EIA Directive at a local level, the SPD does not specifically plan for or allow it.
4.	Will the SPD, in view of its likely effect on sites, require an assessment under Article 6 or 7 of the Habitats Directive? Art 3.2 (b)).	No	A Habitats Regulations Assessment has been undertaken for the LPS and emerging SADPD. The SPD does not introduce new policy or allocate sites for development. Therefore, it is not considered necessary to undertake a HRA assessment for the SPD. This conclusion has been supported by an HRA screening assessment as documented through this report.
5	Does the SPD determine the use of small areas at local level, OR is it a minor modification of a PP subject to Art. 3.2? (Art 3.3)	No	The SPD will not determine the use of small areas at a local level. The SPD provides guidance on the how applicants should demonstrate the delivery of biodiversity net gain, but it does not specifically determine the use of small areas at a local level. The SPD will be a material consideration in decision taking.
6.	Does the SPD set the framework for future development consent of projects (not just projects in Annexes to the EIA Directive)? (Art. 3.4)	No	The LPS and emerging SADPD provide the framework for the future consent of projects. The SPD elaborates upon approved and emerging policies and does not introduce new policy or allocate sites for development.

14. The final draft SPD is considered to not have a significant effect on the environment and therefore SEA is not required. However, for completeness, Table 2 assesses whether the draft SPD will have any significant environmental effects using the criteria

set out in Annex II of SEA Directive 2001/42/EC¹ and Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004².

Table 2: assessment of likely significance of effects on the environment

SEA Directive Criteria Schedule 1 of Environmental Assessment of Plans and Programmes Regulations 2004	Summary of significant effects, scope and influence of the document	Is the Plan likely to have a significant environmental effect (Yes / No)
1.Characteristics of the SPD having particular regard to:		
(a) The degree to which the SPD sets out a framework for projects and other activities, either with regard to the location, nature, size or operating conditions or by allocating resources.	<p>Guidance is supplementary to policies contained in the LPS and SADPD, both of which have been the subject of SA / SEA. The policies provide an overarching framework for development in Cheshire East.</p> <p>The final draft Biodiversity Net Gain SPD provides further clarity and certainty to form the basis for the submission and determination of planning applications, consistent with policies in the LPS.</p> <p>Final decisions will be determined through the development management process.</p> <p>No resources are allocated.</p>	No
(b)The degree to which the SPD influences other plans and programmes including those in a hierarchy.	The final draft SPD is in general conformity with the LPS, which has been subject to a full Sustainability Appraisal (incorporating SEA). It is adding more detail to the adopted LPS, SADPD and other policies in the Development Plan, which has itself been the subject of Sustainability Appraisal. Therefore, it is not considered to have an influence on any other plans and programmes.	No
(c)The relevance of the SPD for the integration of environmental considerations in particular with a view to	The final draft SPD promotes sustainable development, in accordance with the NPPF (2019) and LPS policies. The LPS has been the	No

¹ <https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:32001L0042&from=EN>

² http://www.legislation.gov.uk/ukxi/2004/1633/pdfs/ukxi_20041633_en.pdf

SEA Directive Criteria Schedule 1 of Environmental Assessment of Plans and Programmes Regulations 2004	Summary of significant effects, scope and influence of the document	Is the Plan likely to have a significant environmental effect (Yes / No)
promoting sustainable development.	subject of a full Sustainability Appraisal (incorporating SEA). The final draft SPD has relevance for the integration of environmental considerations and promotes sustainable development by providing guidance on the delivery of Biodiversity Net Gain in the borough.	
(d)Environmental problems relevant to the SPD.	There are no significant environmental problems relevant to the SPD.	No
(e)The relevance of the SPD for the implementation of Community legislation on the environment (for example plans and programmes related to waste management or water protection).	The final draft SPD will not impact on the implementation of community legislation on the environment.	No
2.Characteristics of the effects and area likely to be affected having particular regard to:		
(a)The probability, duration, frequency and reversibility of the effects.	The final draft SPD adds detail to adopted LPS and SADPD policy; itself the subject of SA.	No
(b)The cumulative nature of the effects of the SPD.	The final draft SPD adds detail to adopted LPS and SADPD policy, itself the subject of SA. The SA associated with the LPS and SADPD have considered relevant plans and programmes. No other plans or programmes have emerged that alter this position.	No
(c)The trans-boundary nature of the effects of the SPD.	Trans-boundary effects will not be significant. The final draft SPD will not lead to any transboundary effects as it is providing additional detail regarding the implementation of policies SE 3, SE 5 & SE 6 in the LPS and ENV1 and ENV2 in the SADPD, and does not, in itself, influence the location of development.	No
(d)The risks to human health or the environment (e.g. due to accident).	The final draft SPD will not cause risks to human health or the environment as	No

SEA Directive Criteria Schedule 1 of Environmental Assessment of Plans and Programmes Regulations 2004	Summary of significant effects, scope and influence of the document	Is the Plan likely to have a significant environmental effect (Yes / No)
	it is adding detail to environmental policies in the Local Plan.	
(e)The magnitude and spatial extent of the effects (geographic area and size of the population likely to be affected) by the SPD.	The final draft SPD covers the Cheshire East administrative area. The draft SPD will assist those making planning applications in the borough.	No
(f)The value and vulnerability of the area likely to be affected by the SPD due to: <ul style="list-style-type: none"> • Special natural characteristics of cultural heritage • Exceeded environmental quality standards or limit values • Intensive land use. 	The final draft SPD will not lead to significant effects on the value or vulnerability of the area. It is adding detail regarding the implementation of environmental policies SE 3, SE 5 and SE 6 in the LPS, and policies ENV1 and ENV2 of the SADPD, and does not, in itself, influence the location of development.	No
(g)The effects of the SPD on areas or landscapes which have recognised national Community or international protected status.	The SPD does not influence the location of development, so will not cause effects on protected landscape sites.	No

Conclusion and SEA screening outcome

15. The SPD is not setting new policy; it is supplementing and providing further guidance on an existing LPS and SADPD policy. Therefore, it is considered that an SEA is not required on the final draft Biodiversity Net Gain SPD. This conclusion will be revisited following consideration of the views of the three statutory consultees (the Environment Agency, Historic England and Natural England) and if there are significant changes to the SPD following public consultation.

Habitats Regulations Assessment Statement

16. The Council has considered whether its planning documents would have a significant adverse effect upon the integrity of internationally designated sites of nature conservation importance. European Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Flora and Fauna (Habitats Directive) provides legal protection to habitats and species of European importance. The principal aim of this directive is to maintain at, and where necessary restore to, favourable conservation status of flora, fauna and habitats found at these designated sites.
17. The Directive is transposed into English legislation through the Conservation of Habitats and Species Regulations 2017 (a consolidation of the amended Conservation of Habitats and Species Regulations, 2010) published in November 2017.
18. European sites provide important habitats for rare, endangered or vulnerable natural habitats and species of exceptional importance in the European Union. These sites consist of Special Areas of Conservation (SACs, designated under the EU Directive 92/43/EEC on the conservation of natural habitats and of fauna and flora (Habitats Directive)), and Special Protection Areas (SPAs, designated under EU Directive 2009/147/EC on the conservation of wild birds (the Birds Directive)). Government policy requires that Ramsar sites (designated under the International Wetlands Convention, UNESCO, 1971) are treated as if they are fully designated European sites for the purposes of considering development proposals that may affect them.
19. Spatial planning documents may be required to undergo Habitats Regulations Screening if they are not directly connected with or necessary to the management of a European site. As the draft Biodiversity Net Gain SPD is not connected with, or necessary to, the management of European sites, the HRA implications of the SPD have been considered.
20. A judgement, published on the 13 April 2018 (People Over Wind and Sweetman v Coillte Teoranta (C-323/17) clarified that measures intended to avoid or reduce the harmful effects of a proposed project on a European site may no longer be taken into account by competent authorities at the Habitat Regulations Assessment “screening stage” when judging whether a proposed plan or project is likely to have a significant effect on the integrity of a European designated site.
21. Both the LPS and SADPD have been subject to HRA.

22. The final draft Biodiversity Net Gain SPD does not introduce new policy; it provides further detail to those policies contained within the LPS. The HRA concluded that policies s SE3 'Biodiversity and Geodiversity', SE5 Trees Hedgerows and Woodland, SE6 'Green Infrastructure' could not have a likely significant effect on a European Site. The same applies to the final draft Biodiversity Net Gain SPD. The draft Biodiversity Net Gain SPD in itself, does not allocate sites and is a material consideration in decision taking, once adopted.
23. The final draft Biodiversity Net Gain SPD either alone or in combination with other plans and programmes, is not likely to have a significant effect on any European site. Therefore, a full Appropriate Assessment under the requirements of the Habitats Regulations is not required.

Conclusion and HRA screening outcome

24. Subject to views of the three statutory consultees (the Environment Agency, Historic England and Natural England), this screening report indicates that an Appropriate Assessment under the Habitats Regulations is not required.

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EQUALITY IMPACT ASSESSMENT

TITLE: Draft Biodiversity Net Gain Supplementary Planning Document (“SPD”)

VERSION CONTROL

Date	Version	Author	Description of Changes
03.03.2021	1	Allan Clarke / Tom Evans	Initial Draft
-	-	Sarah Walker	EDI sign off
27.08.2023	2	Tom Evans	Final Draft
07.09.2023	2	Phil Christian	EDI sign off

EQUALITY IMPACT ASSESSMENT

CHESHIRE EAST COUNCIL - EQUALITY IMPACT ASSESSMENT

Stage 1 Description: Fact finding (about your policy / service / service users)

Department	Strategic Planning
Service	Environmental and Neighbourhood Services
Date	23/03/2021
Lead officer responsible for assessment	Tom Evans Interim Environmental Planning Manager
Other members of team undertaking assessment	Tom Evans Interim Environmental Planning Manager
Version	2
Type of document	Strategy
Is this a new/ existing/ revision of an existing document	New

<p>Title and subject of the impact assessment (include a brief description of the aims, outcomes, operational issues as appropriate and how it fits in with the wider aims of the organisation)</p> <p>Please attach a copy of the strategy/ plan/ function/ policy/ procedure/ service</p>	<p>Draft Biodiversity Net Gain Supplementary Planning Document (“SPD”)</p> <p><u>Background</u></p> <p>Supplementary Planning Documents (“SPDs”) provide further detail to the policies contained in the development plan. They can be used to provide guidance for development on specific sites, or on particular issues, such as design. SPDs are capable of being a material consideration in planning decisions but are not part of the development plan. They must be consistent with national planning policy, must undergo consultation and must be in conformity with policies contained within the Local Plan.</p>
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EQUALITY IMPACT ASSESSMENT

	<p>The council has prepared a final draft Biodiversity Net Gain SPD for consultation. The draft SPD provides additional guidance on the implementation of policies SE3 (“biodiversity and geodiversity”), SE5 (“Trees, Hedgerows and Woodland”) and SE6 (“Green Infrastructure”) in the council’s Local Plan Strategy (LPS), adopted in July 2017; and policies ENV1 (“Ecological Network”) and ENV2 (“Ecological Implementation”) of the Site Allocations and Development Policies Document (SADPD). The SPD, once adopted, should assist applicants when making planning applications, to establish the BNG requirement for their site and give certainty to how the council will apply the relevant policies of the Development Plan. The SPD provides further guidance on how existing policies should be implemented, rather than setting a new policy approach in relation to biodiversity and habitats.</p> <p>The SPD has been prepared in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended by the Local Planning, Development Management Procedure, Listed Buildings etc (England) (Coronavirus) (Amendment) Regulations 2020), the National Planning Policy Framework and National Planning Practice Guidance.</p> <p>An Equalities Impact Assessment was prepared alongside the integrated Sustainability Appraisal work which supported the Local Plan Strategy (LPS) and also for the SADPD. The assessment found that the LPS and SADPD policies are unlikely to have negative effects on protected characteristics or persons identified under the Equality Act 2010.</p>
Who are the main stakeholders and have they been engaged with? (e.g. general public, employees, Councillors, partners, specific audiences, residents)	Public consultation will take place on the draft SPD for four weeks in accordance with the Town and Country Planning ((Local Planning) (England) Regulations 2012) and the council’s adopted Statement of Community Involvement. This will include the general public, town and parish councils, statutory consultees, elected members, and consultees who have registered on the strategic planning database.
What consultation method(s) did you use?	The council prepares a Statement of Community Involvement which provides detail on how it will consult on Local Plan documents and SPDs. This includes requirements on the availability of documents, how residents and stakeholders will be notified etc. The Council’s Local Plan

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	<p>consultation database, which will be notified of the consultation, also includes a number of organisations who work alongside groups with protected characteristics in the borough.</p> <p>Once consultation has taken place on the final draft SPD, all comments received will be reviewed before consideration is given to any amendments required. A report of consultation will be prepared alongside the final version of the SPD and this will also be subject to further consultation. This EIA will be kept updated as the draft SPD progresses.</p>
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Stage 2 Initial Screening

<p>Who is affected and what evidence have you considered to arrive at this analysis? (This may or may not include the stakeholders listed above)</p>	<p>given the policy relates to the provision of habitat we believe that there will be little or no impact on those with protected characteristics however, we will seek to fill intelligence gaps via consultation.</p>
<p>Who is intended to benefit and how?</p>	<p>Local communities including landowners and developers. The SPD will provide additional guidance on the implementation of existing planning policies related to the assessment of planning applications on matters relating to ecology and biodiversity providing guidance on how a gain in volume and quality of such assets should be achieved. Achieving biodiversity net gain is beneficial to all communities through natural environmental services our ecosystem relies on. The means through which a net gain is achieved (by improving green spaces within development) may improve access to green space and recreation opportunities in, and nearby to, new and existing development.</p>
<p>Could there be a different impact or outcome for some groups?</p>	<p>No, the SPD builds upon existing planning policy guidance and provides further information about how the Council will consider planning applications. The provision of biodiversity net gain will assist in supporting communities to access green space for recreation, improve local amenity, and mitigate some impacts of climate change, such as flooding but the main focus is on achieving more and improved habitats to support biodiversity. Further guidance on factors that inform an appropriate approach to delivering more habitats and improve ecology will support ecosystems across Cheshire</p>

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	East. The SPD, in applying additional guidance to assist in the interpretation of planning policies should be beneficial to a variety of groups.
Does it include making decisions based on individual characteristics, needs or circumstances?	No, the introduction of the SPD is not based on individual characteristics, needs or circumstances. The SPD includes information on the natural environment and characteristics of land and habitats in Cheshire East. The content of the SPD does not relate directly to the characteristics of human populations.
Are relations between different groups or communities likely to be affected? (eg will it favour one particular group or deny opportunities for others?)	No, the SPD is not intended to affect different groups or communities in this way.
Is there any specific targeted action to promote equality? Is there a history of unequal outcomes (do you have enough evidence to prove otherwise)?	No, the SPD is not intended to target any group and will be consulted upon in line with the council's Statement of Community Involvement.



Is there an actual or potential negative impact on these specific characteristics?	Yes/ No
Age	No
Disability	No
Gender reassignment	No
Marriage & civil partnership	No
Pregnancy & maternity	No
Race	No
Religion & belief	No
Sex	No
Sexual orientation	No

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Characteristic	What evidence do you have to support your findings? (quantitative and qualitative) Please provide additional information that you wish to include as appendices to this document, i.e., graphs, tables, charts
Age	No negative impacts are identified at this stage in relation to any of the specific characteristics. Public consultation on the first draft of the SPD took place during March and April 2021 and did not result in any feedback in relation to protected characteristics, however the next stage of public consultation may raise issues officers are not currently aware of. The EIA will be reviewed (and updated) once the final consultation has taken place.
Disability	No negative impacts are identified at this stage in relation to any of the specific characteristics. Public consultation on the first draft of the SPD took place during March and April 2021 and did not result in any feedback in relation to protected characteristics, however the next stage of public consultation may raise issues officers are not currently aware of. The EIA will be reviewed (and updated) once the final consultation has taken place.
Gender reassignment	No negative impacts are identified at this stage in relation to any of the specific characteristics. Public consultation on the first draft of the SPD took place during March and April 2021 and did not result in any feedback in relation to protected characteristics, however the next stage of public consultation may raise issues officers are not currently aware of. The EIA will be reviewed (and updated) once the final consultation has taken place.
Marriage & civil partnership	No negative impacts are identified at this stage in relation to any of the specific characteristics. Public consultation on the first draft of the SPD took place during March and April 2021 and did not result in any feedback in relation to protected characteristics, however the next stage of public consultation may raise issues officers are not currently aware of. The EIA will be reviewed (and updated) once the final consultation has taken place.
Pregnancy & maternity	No negative impacts are identified at this stage in relation to any of the specific characteristics. Public consultation on the first draft of the SPD took place during March and April 2021 and did not result in any feedback in relation to protected characteristics, however the next stage of public consultation may raise issues officers are not currently aware of. The EIA will be reviewed (and updated) once the final consultation has taken place.
Race	No negative impacts are identified at this stage in relation to any of the specific characteristics. Public consultation on the first draft of the SPD took place during March and April 2021 and did not result in any feedback in relation

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	to protected characteristics, however the next stage of public consultation may raise issues officers are not currently aware of. The EIA will be reviewed (and updated) once the final consultation has taken place.
Religion & belief	No negative impacts are identified at this stage in relation to any of the specific characteristics. Public consultation on the first draft of the SPD took place during March and April 2021 and did not result in any feedback in relation to protected characteristics, however the next stage of public consultation may raise issues officers are not currently aware of. The EIA will be reviewed (and updated) once the final consultation has taken place.
Sex	No negative impacts are identified at this stage in relation to any of the specific characteristics. Public consultation on the first draft of the SPD took place during March and April 2021 and did not result in any feedback in relation to protected characteristics, however the next stage of public consultation may raise issues officers are not currently aware of. The EIA will be reviewed (and updated) once the final consultation has taken place.
Sexual orientation	No negative impacts are identified at this stage in relation to any of the specific characteristics. Public consultation on the first draft of the SPD took place during March and April 2021 and did not result in any feedback in relation to protected characteristics, however the next stage of public consultation may raise issues officers are not currently aware of. The EIA will be reviewed (and updated) once the final consultation has taken place.

Lead officer sign off	
Date	27/08/2023
Head of service sign off	
Date	14/09/23

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Environment and Communities Committee

28 September 2023

Extension of Public Space Protection Orders for Responsible Dog Ownership

Report of: Peter Skates, Acting Executive Director - Place

Report Reference No: EC/09/23-24

Ward(s) Affected: ALL

Purpose of Report

- 1 The purpose of this report is to seek committee approval to extend the Borough wide Public Space Protection Order (PSPO) originally made in October 2017 and extended until October 2023, relating to Dog Fouling and Dog Control and the separate but related order for The Carrs Park at Wilmslow, also made in October 2020.
- 2 The extended use of these orders will allow a consistent and manageable approach in tackling irresponsible and anti-social dog ownership, promoting safe and enjoyable use of our open spaces and protecting our residents from being victims of criminal and anti-social behaviour.

Executive Summary

- 3 Under the Anti-Social Behaviour, Crime and Policing Act 2014, the Council can make a PSPO to control certain activities in a specified area if those activities are likely to have a detrimental effect on the quality of life of people in that area. This can include many forms of anti social behaviour, including problems often associated with dogs, for example, dog fouling and those at risk of causing anti-social behaviour.
- 4 A requirement of the Act is for the Council to review all of its existing PSPO's within a three-year period from them being made or before the orders expiry date if this is for less than a 3-year period. If not reviewed

the orders will expire. This is achieved through a consultation process, the outcomes of which will assist the council in determining whether to extend, vary or discharge or simply to allow to lapse, the specific Order in question.

- 5 A summary of the consultation undertaken is contained at paragraph 16 to 20, with a full report included at Appendix C. Over 75% of respondents either strongly agreed or agreed that both of the existing Orders should be extended.
- 6 The current boroughwide PSPO for Dog Fouling and Dog Control came into force on the 1st November 2017, has since been extended and will expire at midnight on 31st October 2023, unless extended.
- 7 The current Carrs Park, Wilmslow PSPO for Dog Fouling and Dog Control came into force on the 20th October 2020 and will expire at midnight on 19th October 2023, unless extended.

RECOMMENDATIONS

The Environment and Communities Committee is recommended to:

1. Note the result of the consultation in relation to extending the current Public Space Protection Orders
2. Approve an extension for a further three years the borough wide Public Space Protection Order (PSPO), relating to Dog Fouling and Dog Control
3. Approve an extension for a further three years the Carrs Park, Wilmslow Public Space Protection Order (PSPO) relating to Dog Fouling and Dog Control

Background

- 8 The Council currently has two applicable Orders in place across the borough, notably one which is boroughwide and the second which is specific to the Carrs Park in Wilmslow.
- 9 The current boroughwide PSPO for Dog Fouling and Dog Control came into force on the 1st November 2017 and will expire at midnight on 31st October 2023, unless extended.

- 10 The current Carrs Park, Wilmslow PSPO for Dog Fouling and Dog Control came into force on the 20th October 2020 and will expire at midnight on 19th October 2023, unless extended.
- 11 The reason that there is a separate but complimentary Order in place specifically for the Carrs Park in Wilmslow was that this was originally established under previous legislation.
- 12 The Carrs Park, Wilmslow was the subject of a Dog Control Order (DCO) which was made by the Council on 2 August 2012 and came into effect on Monday 20 August 2012. By virtue of the provisions of the Anti-Social Behaviour, Police and Crime Act 2014 (S.75) within 3 years of the commencement of the Act (that is by 19th October 2017) all existing DCO's across Cheshire East along with other orders for example, Designated Public Places Orders (DPPO's) and Gating Orders automatically transitioned into Public Space Protection Orders (PSPO's) for the maximum length of three years.
- 13 Both the boroughwide and Carrs Park PSPO's for dog fouling and dog control has led to the issue of 17 Fixed Penalty Notices (FPN's) and 1 prosecution in the Magistrates Court in the last three years and 157 FPN's have been issued since the orders commenced under PSPO legislation. In addition to the data recorded on the number of FPN's issued, the actual existence of the PSPO and supporting information made available to the public through website and signage has also provided a deterrent for some dog owners to not act irresponsibly.
- 14 Copies of the draft extension Orders for both the boroughwide and Carrs Park, Wilmslow are included at Appendix A and B respectively, which include details of the restrictions and locations.
- 15 An extension provided to the current PSPO's would not affect the amounts charged in relation to fixed penalty notices. Breach of any of the prohibitions is a criminal offence and would be dealt with either by means of a Fixed Penalty Notice of £100 in line with the fine levels for a breach of a PSPO in Cheshire East or on summary conviction, a fine not exceeding level 3 on the standard scale, namely £1000.

Consultation and Engagement

- 16 The consultation relating to the potential Orders extension ran between Wednesday 26th July and 9am on Wednesday 6th September 2023.
- 17 The notice of intent consultations were promoted via media releases, some site signage and by emails issued to partner agencies via the Council's 'Multi-Agency Action Group', Cheshire Constabularies Police and Crime Commissioner, Cheshire East Members, all Town and Parish councils and Members of Parliament.

- 18 The consultation was delivered via the Council's online platform and attracted a total of 62 responses in total with the following results;
- (a) Strongly agree or agree to the extension of the existing boroughwide Order for a further 3 years – 84.8% (33 responses)
 - (b) Strongly agree or agree to the extension of the existing Carrs Park, Wilmslow Order for a further 3 years – 75.8% (29 responses)
- 19 Separate responses were received from the PCC's office and the Dogs Trust. The PCC's office confirmed receipt of the councils' intentions and confirmed that they were happy with the proposals and had no further comment. The Dogs Trust provided a letter of support of the Council's intentions with the dog related Orders.
- 20 A full report relating to the consultation outcomes for both Orders is included at Appendix C.

Reasons for Recommendations

- 21 As noted at paragraph 3 above, by virtue of the provisions of the Anti-social Behaviour Police and Crime Act 2014, (S 75) within 3 years of the commencement of the PSPO (that is by 19th and 31st October 2023) all existing PSPO's have to be renewed within the 3 year lifetime, in accordance with s.60 of the Act. A PSPO cannot have effect for more than 3 years, unless extended under s.60 (2).
- 22 Section 60 of the Act permits a local authority to extend a PSPO where it is satisfied on reasonable grounds that doing so is necessary to prevent an occurrence or recurrence of the activities identified in the Order. Any extension must be agreed before the expiry of the previous Order
- 23 An extension to the current boroughwide Dog Fouling and Dog Control Order would also give the Council a period of time over which to consider options in relation to any requests for more enhanced restrictions on the existing PSPO's. This would minimise the risk of not having an Order in place to allow enforcement activity to take place, whilst such a review is undertaken.

Other Options Considered

- 24 Table 1 sets out the alternative options to those presented in the recommendations of this report.

Option	Impact	Risk
Do nothing – do not extend / allow the existing Order to lapse – no replacement	The existing PSPO is no longer valid and enforcement action can't be taken	Increase in dog fouling and related anti-social behaviour with no recourse to control. Increase in complaints and correspondence as a result leading to additional draw on limited staff resource.
Do Something - do not extend / allow the existing Order to lapse – new Order with different scope	<p>The existing PSPO is no longer valid and enforcement action can't be taken.</p> <p>New Order needs to be put in place, significant resource consideration drawing staff resource away from day-to-day enforcement activities</p>	<p>As 'Do Nothing' but on a temporary basis.</p> <p>Increased scope of Order is unlikely to be enforceable from an existing staffing resource perspective.</p> <p>Likely to raise expectations which would need to be carefully managed</p>

Table 1: Summary of alternative options to that recommended

Implications and Comments

Monitoring Officer/Legal

- 25 Extension of the PSPO's is only available to the Council if there has been a consultation on it in accordance with S.72 of the 2014 Act, and it satisfied on reasonable grounds that doing so is necessary to prevent either the occurrence or reoccurrence of the activities identified in the order, or an increase in frequency or seriousness of those activities after expiry of the order.
- 26 Members will need to be satisfied that the required consultation has taken place before considering extending the orders. Members must then be satisfied it is necessary to extend the orders to prevent occurrence of reoccurrence of dog fouling or an increase in its frequency. This is a fact specific exercise. Members must be satisfied on the evidence before them that an extension to the orders will prevent dog fouling occurring or increasing in frequency.

- 27 Consideration would have to be given to make sure by extending the PSPO's the Council would be legally compliant in making sure that relevant signage is put in place if not already done so.

Section 151 Officer/Finance

- 28 The only direct costs associated with the renewal of the PSPO's will be a need to refresh several of the existing signs, alongside the professional fees associated with processing the Orders themselves.
- 29 The service has received several requests for signage to be reviewed and/or refreshed and this will be considered where appropriate to make sure that the relevant signage is in place to support the extended Orders.
- 30 Estimates for the costs associated with the extension of the Orders and any potential additional or replacement signage are already included within the Community Enforcement team service budgets.

Policy

- 31 The proposal supports the following [Corporate Plan](#) priorities as shown below.

An open and enabling organisation	A council which empowers and cares about people	A thriving and sustainable place
<i>Priority: Support a sustainable financial future for the council, through service development, improvement and transformation</i>	<i>Priority: Work together with our residents and our partners to support people and communities to be strong and resilient.</i>	<i>Priority: Reduce impact on the environment</i>

Equality, Diversity and Inclusion

- 32 An Equality Impact Assessment has been completed and is included at Appendix D to this report, which includes consideration of the consultation feedback received.

Human Resources

- 33 The Community Enforcement team consists of 6 Community Enforcement Officers who are deployed across the entire borough. These Officers currently look at a wide variety of potential enforcement

matters, such as fly tipping and abandoned vehicles, alongside those responsibilities which relate to the subject of this paper.

- 34 Therefore, considering the limited resource availability in this area any increased requests for patrols associated with the extension of these' Orders will have to be considered whilst taking account of the available staff resource capacity at the time.

Risk Management

- 35 The key risk for consideration is the reputational impact on the Council in the event that the Orders are allowed to lapse and hence the limitations this would then place on enforcement action.
- 36 There are also risks relating to the continued resource availability with the Community Enforcement team which are set out in the previous section of this report.

Rural Communities

- 37 There are no specific implications for rural communities as a result of this report, as one of the Orders being considered for extension is applicable borough wide.

Impact on Children and Young People

- 38 There are no specific implications for children and young people as a result of this report, other than those set out within the Public Health section at paragraph 35.

Public Health

- 39 Dog fouling is unpleasant, a nuisance and can be a hazard to health large percentage of the British population are worried about the amount of dog fouling, not just because of the mess it causes but because it can also be linked to health risks including 'toxocara canis'. Roundworm eggs are found in dog mess, which can easily be picked up by young children.
- 40 This causes stomach upsets, sore throats, asthma and in rare cases blindness. The eggs can remain active in the soil for many years, long after the dog mess has weathered away.
- 41 We recognise that most dog owners are responsible and clean up after their pets, but a small minority continue to cause problems.

Climate Change

- 42 There are no specific implications for climate change as a result of this report.

Access to Information	
Contact Officer:	<p>Laura Woodrow-Hirst, Community Enforcement and Anti-Social Behaviour Manager.</p> <p>Laura.woodrow-hirst@cheshireeast.gov.uk</p>
Appendices:	<p>Appendix A – draft Extension of Order boroughwide</p> <p>Appendix B – draft Extension of Order Carrs Park, Wilmslow</p> <p>Appendix C – Consultation Report</p> <p>Appendix D – Equality Impact Assessment (updated post consultation)</p>
Background Papers:	NA



**CHESHIRE EAST BOROUGH COUNCIL
EXTENSION OF A PUBLIC SPACES PROTECTION ORDER
DOG FOULING AND DOG CONTROL**

Cheshire East Borough Council (the Council) having been satisfied that activities had been carried out in the Restricted Area defined in the Original Order therein (and delineated by the map attached at Annex A), which had a detrimental effect on the quality of life of those in the locality and the effect of which were or were likely to be of a persistent or continuing nature and likely to be such as to make the activities unreasonable so as to justify the restrictions imposed, made a Public Spaces Protection Order (the 'Original Order').

The Original Order took effect on 1st November 2017 and had a duration of 3 years (the 'Duration') under Section 59 Anti-Social Behaviour, Crime and Policing Act 2014 (the 'Act'). The order was then extended under section 60(2) Anti-Social Behaviour, Crime and Policing Act 2014 to for a period of 3 years commencing on 1st November 2020.

The Council has consulted as required by Section 72 of the Act and is satisfied that it is necessary, in order to prevent the occurrence or recurrence after the Duration of the Original Order of the activities identified in the Original Order, or an increase in the frequency or seriousness of those activities identified in the Original Order after that time, to extend the Original Order.

Cheshire East Borough Council therefore has exercised its power under section 60(2) Anti-Social Behaviour, Crime and Policing Act 2014 to extend the Original Order (through this 'Extended Order') for a period of 3 years commencing on 1st November 2023 so as to:

PROHIBIT

Part 1 - Dog Fouling

1. If a dog defecates at any time on land to which this part of the Original Order as extended by this Extended Order applies, and the person who is in charge of the dog at that time fails to remove the faeces from the land forthwith, that person shall be guilty of an offence unless that person can show that:-

(a) they have a reasonable excuse for failing to do so; or

(b) the owner, occupier, or other person or authority having control of the land has consented (generally or specifically) to that person failing to do so;

2. This part of the Original Order as extended by this Extended Order continues to apply to all public places in the Borough of Cheshire East Council in the Restricted Area as delineated by the Map attached at Annex A

For these purposes, a "public place" continues to mean any place to which the public or any section of the public has access, on payment or otherwise, as of right or by virtue of express or implied permission.

3. For the purpose of this part of the Original Order as extended by this Extended Order:
- (a) placing the faeces in a receptacle on the land which is provided for this purpose, or for the disposal of waste, shall be a sufficient removal from the land;
 - (b) being unaware of the defecation (whether by reason of not being in the vicinity or otherwise), or not having a device for or other suitable means of removing the faeces, shall not be a reasonable excuse for failing to remove the faeces;

REQUIRE

Part 2 - Dogs on lead by direction

4. A person in charge of a dog will be guilty of an offence if at any time, on land to which this part of the Original Order as extended by this Extended Order applies, if they fail to comply with a direction given to them by an authorised person to put and keep the dog on a lead for such period and/or in such circumstances as directed by the officer, unless that person can show that:-

- (a) they have a reasonable excuse for failing to do so; or
- (b) the owner, occupier, or other person or authority having control of the land, has consented (generally or specifically) to that person failing to do so.

5. For these purposes, a "lead" means any rope, cord, leash or similar item used to tether, control or restrain a dog, but does not include any such item which is not actively being used as a means of restraint so that the dog remains under a person's close control.

6. This part of the Original Order as extended by this Extended Order applies to all public places in the Borough of Cheshire East Council. For these purposes, a "public place" means any place to which the public or any section of the public has access, on payment or otherwise, as of right or by virtue of express or implied permission

7. For the purposes of this part of the Original Order as extended by this Extended Order, an authorised person of the Council may only direct a person to put and keep a dog on a lead if such restraint is reasonably necessary to prevent a nuisance, or behaviour by the dog that is likely to cause annoyance or disturbance to any other person, or the worrying or disturbance of any animal.

8 An authorised person for example a Police Constable, Police Community Police Officer or Council Officer must show authorisation when reasonably requested to do so. This can include a person who is not an employee of the Council.

Exemptions for Disabled People

9. The dog fouling provisions in the Original Order as extended by this Extended Order do not apply to a person who:

- (a) is registered as partially sighted or blind, in a register compiled under section 29 of the National Assistance Act 1948; or

- (b) is registered as “sight-impaired”, “severely sight-impaired” or as “having sight and hearing impairments which, in combination, have a significant effect on their day to day lives”, in a register compiled under the Care Act 2014; or
- (c) has a disability which affects their mobility, manual dexterity, physical coordination, or ability to lift, carry, or otherwise move everyday objects, such that they cannot reasonably be expected to remove the faeces; or
- (d) has some other disability, such that they cannot reasonably be expected to remove the faeces.

10. For the purposes of the Original Order as extended by this Extended Order, a “disability” means a condition that qualifies as a disability for the purposes of the Equality Act 2010 and a “disabled person” means a person who has such a disability.

Exemption for Working Dogs

11. Nothing in the Original Order as extended by this Extended Order shall apply to the normal activities of a working dog, whilst the dog is working.

This includes dogs that are being used for work in connection with emergency search and rescue, law enforcement and the work of Her Majesty’s armed forces; farm dogs that are being used to herd or drive animals; dogs that are being lawfully used for the capture or destruction of vermin and dogs that are being lawfully used for the purposes of hunting.

Other Matters

12. For the purposes of the Original Order as extended by this Extended Order a person who habitually has a dog in their possession shall be taken to be in charge of the dog at any time unless at that time some other person is in charge of the dog.

13. Where the person in charge of a dog wishes to rely upon any of the exemptions set out in this order, the burden will be on that person to prove that they satisfy the requirements of the exemption being relied upon.

Failure without reasonable excuse to comply with the prohibitions or requirements imposed by this Extended Order is an offence under **Section 67** of the **Anti-Social Behaviour, Crime and Policing Act 2014**. A person guilty of this offence is liable on summary conviction to a fine not exceeding level 3 on the standard scale, namely **£1000.00**.

A constable or an authorised person may under **Section 68** of the **Anti-Social Behaviour, Crime and Policing Act 2014**, issue a fixed penalty notice to anyone if the constable or an authorised person has reason to believe that a person has committed an offence under **Section 67** of that Act in relation to this Extended Order.

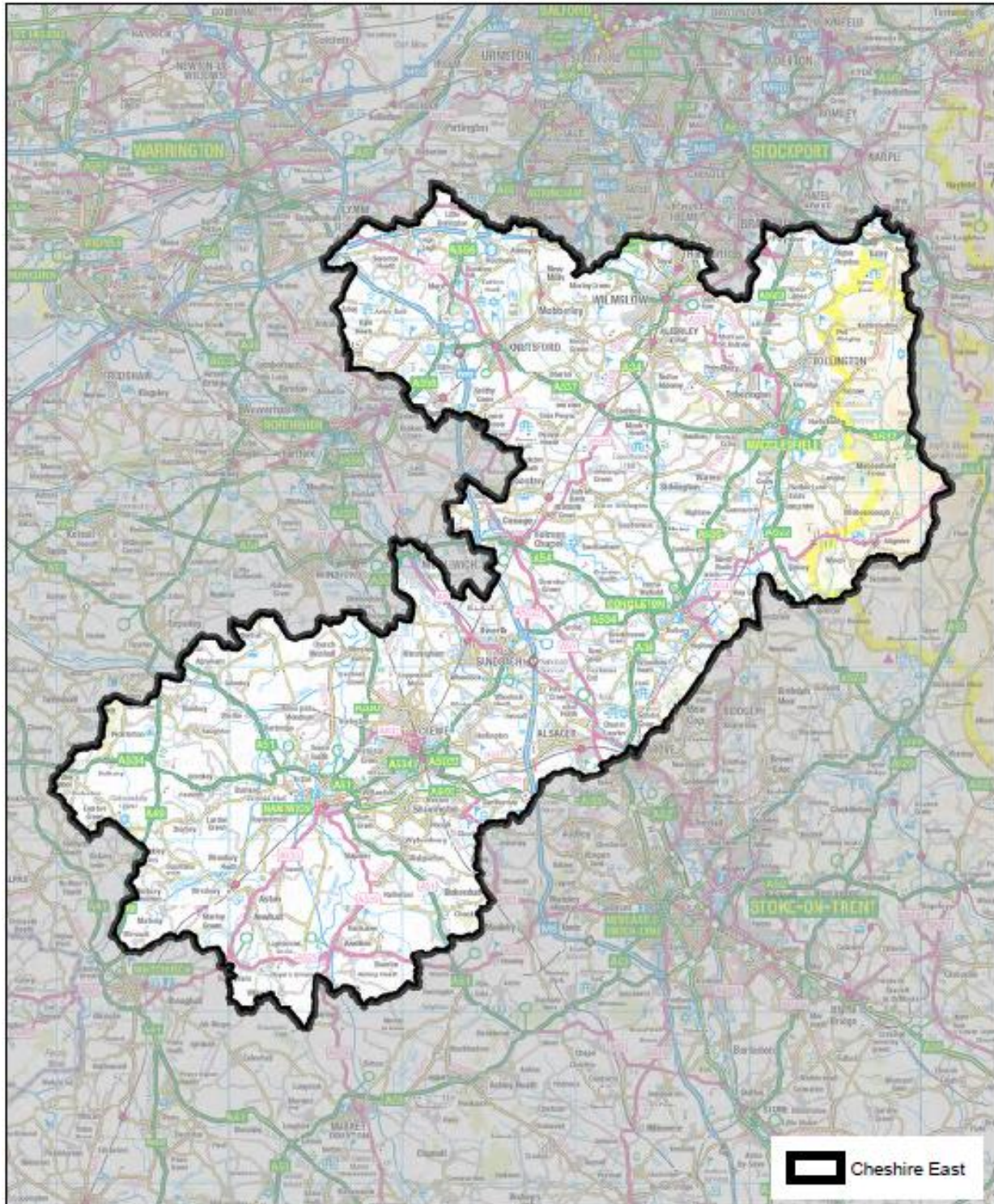
APPENDIX A: A plan of the Restricted Area to which this Extended Order applies.

By order of Cheshire East Borough Council acting under the authority of its Environment and Communities Committee;

Dated:

APPENDIX A

Cheshire East Borough Council





**CHESHIRE EAST BOROUGH COUNCIL
EXTENSION OF A PUBLIC SPACES PROTECTION ORDER
THE CARRS PARK, WIMSLOW DOG FOULING AND DOG CONTROL**

Cheshire East Borough Council (the Council) having been satisfied that activities had been carried out in the Restricted Area defined in the Original Order therein (and delineated by the maps attached at Annex A, B & C), which had a detrimental effect on the quality of life of those in the locality and the effect of which were or were likely to be of a persistent or continuing nature and likely to be such as to make the activities unreasonable so as to justify the restrictions imposed, made a Public Spaces Protection Order (the 'Original Order').

The Original Order took effect on 19th October 2020 and had a duration of 3 years (the 'Duration') under Section 59 Anti-Social Behaviour, Crime and Policing Act 2014 (the 'Act').

The Council has consulted as required by Section 72 of the Act and is satisfied that it is necessary, in order to prevent the occurrence or recurrence after the Duration of the Original Order of the activities identified in the Original Order, or an increase in the frequency or seriousness of those activities identified in the Original Order after that time, to extend the Original Order.

Cheshire East Borough Council therefore has exercised its power under section 60(2) Anti-Social Behaviour, Crime and Policing Act 2014 to extend the Original Order (through this 'Extended Order') for a period of 3 years commencing on 20th October 2023 so as to:

PROHIBITIONS

Part 1 – Prohibition against failure to remove dog faeces

1. A person in charge of a dog which defecates at any time on the area of the Carrs edged red on the attached "MAP A" shall contravene this part of this order if that person, without reasonable excuse or the consent of the owner, occupier, or other person or authority having control of the land not to do so, fails to remove the faeces from the land forthwith.
2. For the purpose of this part of the Order:
 - (a) placing the faeces in a receptacle on the land which is provided for this purpose, or for the disposal of waste, shall be a sufficient removal from the land;
 - (b) being unaware of the defecation (whether by reason of not being in the vicinity or otherwise), or not having a device for or other suitable means of removing the faeces, shall not be a reasonable excuse for failing to remove the faeces;

Part 2 – Prohibition against exceeding the maximum number of dogs

3. A person in charge of more than one dog shall contravene this part of this order if that person, without reasonable excuse or the consent of the owner, occupier, or other person or authority having control of the land to do so, at any time takes more than four dogs on to the area of the Carrs edged red on the attached “MAP A”
4. For the purpose of this part of the Order, a person who habitually has a dog in their possession shall be taken to be in charge of the dog at any time unless at that time some other person is in charge of the dog

REQUIREMENTS

Part 3 – Requirement in specified areas to place dogs on lead by direction

5. A person in charge of a dog on that part of the Carrs hatched in black on the attached “MAP B” shall contravene this part of this order if that person, without reasonable excuse or the consent of the owner, occupier, or other person or authority having control of the land to do so, fails to comply with a direction given to them by an authorised person to put and keep the dog on a lead for such period and/or in such circumstances as directed by the officer
6. For the purposes of this part, “lead” means any rope, cord, leash or similar item used to tether, control or restrain a dog, but does not include any such item which is not actively being used as a means of restraint so that the dog remains under a person’s close control.
7. For the purposes of this part of the Order, an authorised person of the Council may only direct a person to put and keep a dog on a lead if such restraint is reasonably necessary to prevent a nuisance and or behaviour by the dog that is likely to cause annoyance or disturbance to any other person, or the worry or disturbance of any animal

Part 4 – Requirement in specified areas to keep dogs on a lead

8. A person in charge of a dog on that part of the Carrs hatched in black on the attached “MAP C” shall contravene this part of this order if that person, without reasonable excuse or the consent of the owner, occupier, or other person or authority having control of the land to do so, at any time fails to keep the dog on a lead.
9. For the purposes of this part, “lead” means any rope, cord, leash or similar item used to tether, control or restrain a dog, but does not include any such item which is not actively being used as a means of restraint so that the dog remains under a person’s close control.
10. For the purpose of this part of the Order, a person who habitually has a dog in their possession shall be taken to be in charge of the dog at any time unless at that time some other person is in charge of the dog

Part 5 – Authorised Person

11. **An authorised person** for example a Police Constable, Police Community Support Officer or Council Officer must show authorisation when reasonably requested to do so. This can include a person who is not an employee of the Council.

EXEMPTIONS

Part 6 – Exemptions for Disabled People

12. The dog fouling provisions in **Part 1** of this Order do not apply to a person who:
- (a) is registered as partially sighted or blind, in a register compiled under section 29 of the National Assistance Act 1948; or
 - (b) is registered as “sight-impaired”, “severely sight-impaired” or as “having sight and hearing impairments which, in combination, have a significant effect on their day to day lives”, in a register compiled under the Care Act 2014; or
 - (c) has a disability which affects his mobility, manual dexterity, physical coordination, or ability to lift, carry, or otherwise move everyday objects, such that they cannot reasonably be expected to remove the faeces; or
 - (d) has some other disability, such that they cannot reasonably be expected to remove the faeces.
13. For the purposes of this Part, a “disability” means a condition that qualifies as a disability for the purposes of the Equality Act 2010 and a “disabled person” means a person who has such a disability.

Part 7 – Exemption for working dogs

14. Nothing in this Order shall apply to the normal activities of a working dog whilst the dog is working.

This includes dogs that are being used for work in connection with emergency search and rescue, law enforcement and the work of Her Majesty’s armed forces; farm dogs that are being used to herd or drive animals; dogs that are being lawfully used for the capture or destruction of vermin and dogs that are being lawfully used for the purposes of hunting.

Other Matters

15. For the purposes of this Order a person who habitually has a dog in their possession shall be taken to be in charge of the dog at any time unless at that time some other person is in charge of the dog.
16. Where the person in charge of a dog wishes to rely upon any of the exemptions set out in this order, the burden will be on that person to prove that they satisfy the requirements of the exemption being relied upon.

In making this Order the Council certifies that it has had particular regard to the rights of freedom of expression and freedom of assembly set out in articles 10 and 11 of the European Convention on Human Rights.

Failure without reasonable excuse to comply with the prohibitions or requirements imposed by this Order is an offence under **Section 67** of the **Anti-Social Behaviour, Crime and Policing Act 2014**. A person guilty of this offence is liable on summary conviction to a fine not exceeding level 3 on the standard scale, namely **£1000.00**

A constable or an authorised person may under **Section 68** of the **Anti-Social Behaviour, Crime and Policing Act 2014**, issue a fixed penalty notice to anyone the constable or an authorised person has reason to believe has committed an offence under **Section 67** of that Act in relation to this Order.

APPEALS

In accordance with section 66 of the Act, any interested person who wishes to challenge the validity of this Order on the grounds that the Council did not have the power to make the Order or that a requirement under the Act has not been complied with may apply to the High Court within six weeks from the date upon which the Order or Variation is made.

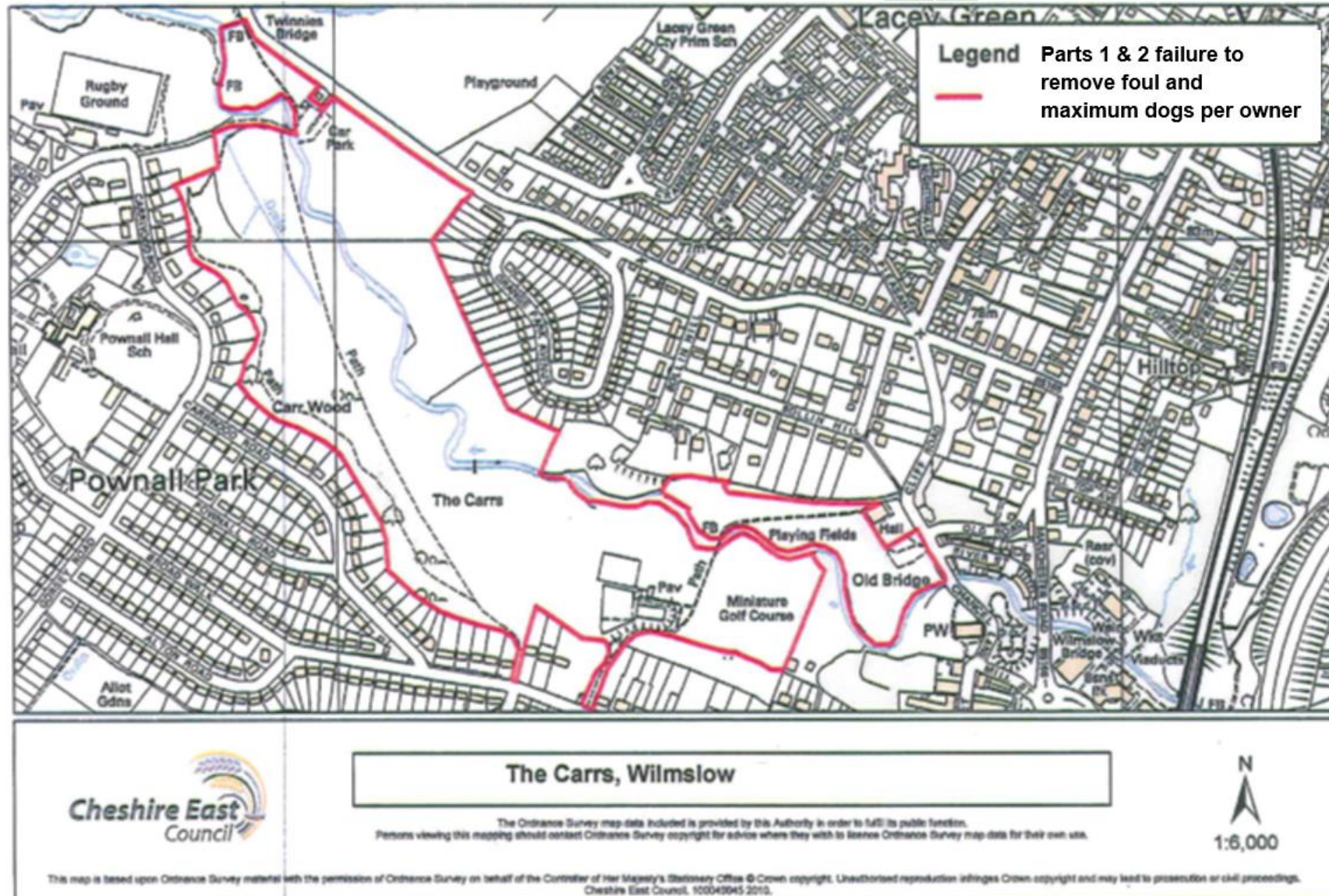
APPENDIX

1. **MAP A** – Map of area (outlined in red) in which Part 1 (1) and Part 2 (4) of this order apply
2. **MAP B** – Map of area (hatched in black) in which Part 3 (5) applies
3. **MAP C** – Map of areas (hatched in black) in which Part 4 (8) applies

By order of Cheshire East Borough Council acting under the authority of its Environment and Communities Committee

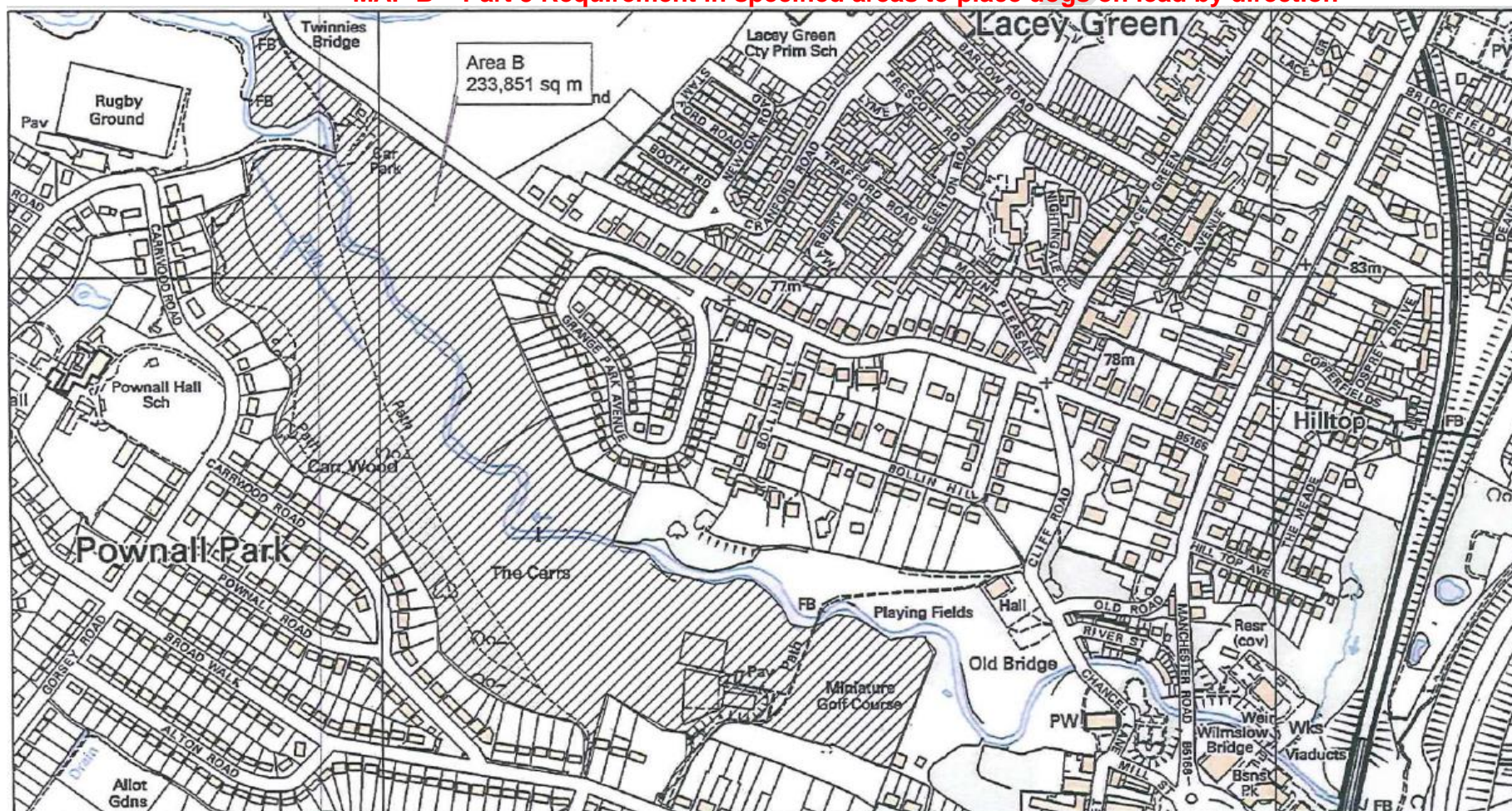
Dated:

CHESHIRE EAST BOROUGH COUNCIL
PUBLIC SPACES PROTECTION ORDER
THE CARRS, WILMSLOW
MAP A parts 1 & 2



CHESHIRE EAST BOROUGH COUNCIL PUBLIC SPACES PROTECTION ORDER
THE CARRS, WILMSLOW

MAP B – Part 3 Requirement in specified areas to place dogs on lead by direction



The Carrs, Wilmslow - Dogs on Leads by Direction



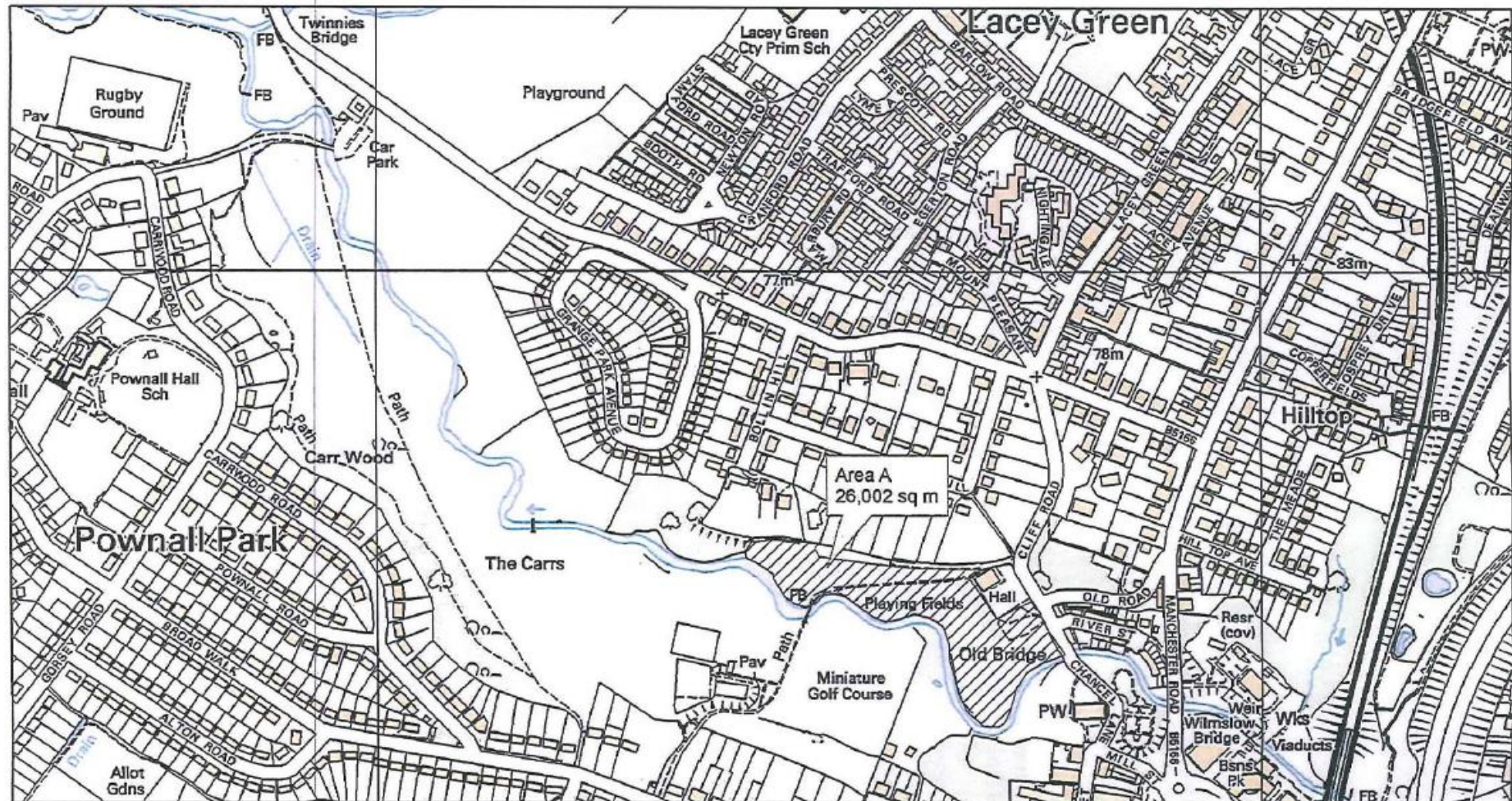
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CHESHIRE EAST BOROUGH COUNCIL PUBLIC SPACES PROTECTION ORDER
THE CARRS, WILMSLOW
MAP C – Part 4 Dogs on Lead



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Public Spaces Protection Order (PSPO) Consultation Headlines results

- All three consultations (Borough wide, and Carrs Park, Wilmslow Dog Fouling & Dog Control PSPO's and Alley Gating PSPO's) were opened on Wednesday 26th July 2023 and closed at 9am on Wednesday 6th September 2023.
- The Consultations were available to complete digitally via our website, weblinks/QR codes. Contact numbers and email addresses were also provided for those who would like to request a paper copy of the consultation or complete over the phone.
- PDF copies of the councils' intentions for each order were circulated to all key stake holders, these could be printed off and displayed as required to alert members of public to the consultations. The key stake holders included; Ward Members, Town and Parish Councils, PCC and Police, Libraries and Leisure Centres, CEC parks, green and country side spaces (including private landowners such as the national trust), the Dogs Trust, all members of our Multi-Agency Action Group (MAAG) which include fire service, registered providers and community safety representatives and the Safer Cheshire East Partnership (SCEP). In addition to this a press release was also sent out to advertise the consultation and encourage responses and individual ward members with gated alleyways within their wards were also notified. The press release can be viewed on the attached link: [07/08/2023 - Provide your feedback on our Public Space Protection Order consultations \(cheshireeast.gov.uk\)](https://www.cheshireeast.gov.uk/news/07/08/2023-provide-your-feedback-on-our-public-space-protection-order-consultations)
- **Carrs Park Dog Fouling and Dog Control PSPO:** 29 responses so far have been received, **75.8%** strongly agreed or agreed that the order should be extended. **20.6%** either disagreed or strongly disagreed with the order being allowed to extend.
- **Borough Wide Dog Fouling and Dog Control PSPO:** 33 responses so far have been received, **84.8%** strongly agreed or agreed that the order should be extended. **9%** either disagreed or strongly disagreed with the order being allowed to extend. The borough wide PSPO also asked respondents whether they would support in the future further restrictions on the current order. Over **69%** of the respondents indicated that they would like to see the following restrictions in the future:





- ❖ Restriction on the number of dogs per owner that can be taken out into public spaces at one time
 - ❖ A requirement that a dog owner should be able to present to an authorised officer evidence of means by which they intend to clear up after their dog (e.g. dog poo bag)
 - ❖ A requirement that a dog should remain on a lead at all times in certain areas of the borough (e.g. parks)
 - ❖ “No dogs” allowed areas (e.g. enclosed children’s play areas)
- **Alley gate PSPO:** The consultation required members of public to comment if they did not agree with the councils’ intentions to extend and vary the current order. An email was received via the ASB Team enquiring about the gates and their purpose and legislation in which they had been gated under restricting public access, the ASB Team will respond to this enquiry accordingly. A response was also received via email from a local ward Cllr to confirm that they were in full support of the extension of the order.
 - Of those that chose to respond to the question for the **Carr’s Park Dog PSPO** 96.4% identified as residents and 3.5% identified as Ward Cllrs or Town/Parish Cllr’s. Of those that chose to respond to the question for the **Borough Wide Dog PSPO** 81.8% identified as local residents and 15.5% identified as Ward Cllrs or Town/Parish Cllr’s.
 - There is a currently a good balance of Male/Female and age band respondents, however, there does not so far appear to be any responses under the age of 35 unless they are in the “prefer not to say” category.
 - Separate responses were received from the PCC’s office and the Dogs Trust. The PCC’s office confirmed receipt of the councils’ intentions and confirmed that they were happy with the proposals and had no further comment. The Dogs Trust provided a letter of support of the Council’s intentions with the dog related orders which is supplied below.









Cheshire East Council
25.08.23.pdf

- The responses are lower than other years, however this is consistent with previous consultations whereby the orders are not “new orders” but more extensions of original orders with no or very little change. Responses tend to be higher when new orders are being introduced or significant changes are being made to existing orders that might impact on different areas and different groups/communities.
- Summary tables are supplied below of the main response results around the Dog Fouling and Dog Control PSPO's. As no on-line objections were completed for the alley gating orders there are no tables to show.

Borough Wide Dog Fouling and Dog Control Consultation:







How strongly do you agree or disagree with the extension of the councils current borough wide Dog Fouling and Dog Control PSPO and the area it covers? Please select one option only				
			Response Percent	Response Total
1	Strongly agree		75.76%	25
2	Tend to agree		9.09%	3
3	Neither agree nor disagree		6.06%	2
4	Tend to disagree		0.00%	0
5	Strongly disagree		9.09%	3
6	Not sure/ Don't know		0.00%	0
			answered	33

Which of the following locations/areas would you like to be specifically or generally covered in any future reviews of the PSPO for dog fouling and dog control? Please select all that apply				
Answer Choices			Response Percent	Response Total
1	Restriction on the number of dogs per owner that can be taken out into public spaces at one time		78.79%	26
2	A requirement that a dog owner should be able to present to an authorised officer evidence of means by which they intend to clear up after their dog (e.g. dog poo bag)		87.88%	29
3	A requirement that a dog should remain on a lead at all times in certain areas of the borough (e.g. parks)		69.70%	23
4	"No dogs" allowed areas (e.g. enclosed children's play areas)		84.85%	28
5	None of the above		3.03%	1
6	Other (please specify):		6.06%	2
			answered	33






Which of the following best describes how you are you responding to this consultation: Please tick one box only				
Answer Choices			Response Percent	Response Total
1	As an individual (e.g. local resident)		81.82%	27
2	As a Cheshire East Council employee		0.00%	0
3	On behalf of a group, organisation or club		3.03%	1
4	On behalf of a local business		0.00%	0
5	As an elected Cheshire East Ward Councillor, or Town/Parish Councillor		15.15%	5
6	I would prefer not to say		0.00%	0
			answered	33

Which of the following best describes you? Please select one option only				
Answer Choices			Response Percent	Response Total
1	Male		62.50%	20
2	Female		34.38%	11
3	Prefer not to say		3.13%	1
4	Prefer to self describe (please write in the box below):		0.00%	0

7. What age group do you belong to? Please select one option only

Answer Choices			Response Percent	Response Total
1	16-24		0.00%	0
2	25-34		0.00%	0
3	35-44		9.38%	3
4	45-54		12.50%	4
5	55-64		31.25%	10
6	65-74		25.00%	8
7	75-84		15.63%	5
8	85 and over		0.00%	0
9	Prefer not to say		6.25%	2

Carrs Park Dog Fouling and Dog Control PSPO:







How strongly do you agree or disagree with the extension of the councils current Carrs Park, Wilmslow Dog Fouling and Dog Control Public Spaces Protection Order? Please select one option only			Response Percent	Response Total
1	Strongly agree		68.97%	20
2	Tend to agree		6.90%	2
3	Neither agree nor disagree		3.45%	1
4	Tend to disagree		6.90%	2
5	Strongly disagree		13.79%	4
6	Unsure/ Don't know		0.00%	0
			answered	29

Which of the following best describes how you are you responding to this consultation: Please tick one box only

Answer Choices			Response Percent	Response Total
1	As an individual (e.g. local resident)		96.43%	27
2	As a Cheshire East Council employee		0.00%	0
3	On behalf of a group, organisation or club		0.00%	0
4	On behalf of a local business		0.00%	0
5	As an elected Cheshire East Ward Councillor, or Town/Parish Councillor		3.57%	1
6	I would prefer not to say		0.00%	0

Which of the following best describes you? Please select one option only

Answer Choices			Response Percent	Response Total
1	Male		67.86%	19
2	Female		28.57%	8
3	Prefer not to say		3.57%	1
4	Prefer to self describe (please write in the box below):		0.00%	0

What age group do you belong to? Please select one option only				
Answer Choices			Response Percent	Response Total
1	16-24		0.00%	0
2	25-34		0.00%	0
3	35-44		17.86%	5
4	45-54		14.29%	4
5	55-64		21.43%	6
6	65-74		28.57%	8
7	75-84		3.57%	1
8	85 and over		0.00%	0
9	Prefer not to say		14.29%	4

Open ended questions summary:

In Summary the main comments in relation to the Dog Fouling and Dog Control Orders both Borough wide and in Carrs Park were as follows the below were areas that received more than one comment and were from those in support of and also those against the council's intentions:

- ❖ Multiple responses suggested that there was not enough enforcement of the orders already in place
- ❖ Some suggested that more enhanced restrictions/requirements were needed (e.g. dogs on lead at all times/bans of dogs in enclosed MUGA's/Childrens play areas)
- ❖ Suggestions that the PSPO's should cover other areas of ASB such as littering and use of BBQ's.
- ❖ Some stated that they felt the orders were not required and the majority were being punished to tackle the minority.
- ❖ More signage in areas alerting to the rules and restrictions.

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Equality Impact Assessment (EIA)

Engagement and our equality duty

Whilst [the Gunning Principles](#) set out the rules for consulting ‘everyone’, additional requirements are in place to avoid discrimination and inequality.

Cheshire East Council is required to comply with the Equality Act 2010 and the Public Sector Equality Duty. The Equality Act 2010 simplified previous anti-discrimination laws with a single piece of legislation. Within the Act, the Public Sector Equality Duty (Section 149) has three aims. It requires public bodies to have due regard to the need to:

- eliminate unlawful discrimination, harassment, victimisation and any other conduct prohibited by the Act, by consciously thinking about equality when making decisions (such as in developing policy, delivering services and commissioning from others)
- advance equality of opportunity between people who share a protected characteristic and people who do not share it, by removing disadvantages, meeting their specific needs, and encouraging their participation in public life
- foster good relations between people who share a protected characteristic and people who do not

The Equality Duty helps public bodies to deliver their overall objectives for public services, and as such should be approached as a positive opportunity to support good decision-making.

It encourages public bodies to understand how different people will be affected by their activities so that policies and services are appropriate and accessible to all and meet different people’s needs. By understanding the effect of their activities on different people, and how inclusive public services can support and open up people’s opportunities, public bodies are better placed to deliver policies and services that are efficient and effective.

Complying with the Equality Duty may involve treating some people better than others, as far as this is allowed by discrimination law. For example, it may involve providing a service in a way which is appropriate for people who share a protected characteristic, such as providing computer training to all people to help them access information and services.

The Equality Act identifies nine ‘protected characteristics’ and makes it a legal requirement to make sure that people with these characteristics are protected from discrimination:

- Age
- Disability
- Gender reassignment
- Marriage and civil partnerships
- Pregnancy and maternity
- Race
- Religion or belief
- Sex
- Sexual orientation

Applying the equality duty to engagement

If you are developing a new policy, strategy or programme you may need to carry out an Equality Impact Assessment. You may be able to ascertain the impact of your proposal on different characteristics through desk-based research and learning from similar programmes, but you also need to carry out some primary research and engagement. People with protected characteristics are often described as ‘hard to reach’ but you will find everyone can be reached – you just need to tailor your approach, so it is accessible for them.

Contacting the [Equality and Diversity mailbox](#) will help you to understand how you can gain insight as to the impacts of your proposals and will ensure that you help the Council to comply with the Equality Act 2010 and the Public Sector Equality Duty.

Section 1 – Details of the service, service change, decommissioning of the service, strategy, function or procedure

Proposal Title	Consultation around Extension of Dog Fouling/Dog Control Public Spaces Protection Orders Borough Wide and area specific Carrs Park, Wilmslow
Date of Assessment	July 2023
Assessment Lead Officer Name	Laura Woodrow-Hirst
Directorate/Service	Neighbourhood Services
Details of the service, service change, decommissioning of the service, strategy, function or procedure.	<p>In 2017 Cheshire East Council Consulted with members of public and key stakeholders in relation to its intentions to introduce a borough wide Public Spaces Protection Order (PSPO) to address Dog Fouling and Dog Control. The consultation in regard to our intentions was well received and positive and as a result a PSPO was implemented under section 59 of the Anti-Social Behaviour Crime and Policing Act 2014 on the 1st November 2017.</p> <p>At the same time a former Dog Control Order automatically converted into a PSPO as per transitional provisions stipulated in section 75 of the same Act.</p> <p>PSPO's can only be in force for a maximum of 3 years before they need to be reviewed and consulted in respect of a further extension, variation of discontinuance.</p> <p>In 2020 the council consulted on the proposed extension of the Borough wide Dog fouling and dog control PSPO and of fully converting the Carrs Park Wilmslow to a PSPO (including all paperwork) as per transitional provisions. Again, the consultation indicated positive support of, or intentions and the orders were made and extended accordingly.</p> <p>As a further 3-year anniversary approaches, the Council again are consulting with members of public and key stakeholder in relation to our intentions to extend both PSPO's under sec 60(2) of the act and of all other enabling powers.</p>

	<p>Section 60(2) of the Act gives the Council a discretionary power to extend the PSPO if, in addition to having regard to the rights of freedom of expression and freedom of assembly set out in articles 10 and 11 of the Convention, it is satisfied on reasonable grounds that an extension is necessary in order to prevent after that time, the occurrence or recurrence of, or an increase in the frequency or seriousness of, the activities identified in paragraphs (a) to (d) of the Introduction to the Order.</p> <p>In accordance with its duty under Section 72(3) of the Act, the council will be seeking views of the Public on the proposed extensions. At this stage the Council is intending to extend the PSPO's in their entirety with no amendments or changes.</p> <p>The Council is however aware that some members of public would like to see more enhanced restrictions on some areas of the borough (for example, no dogs in gated children's play areas, and dogs on lead always in cemeteries). As part of our consultation, we are also asking members of public to feed back their opinions on potential enhancements on the orders should we find ourselves in a position to look into enhancements/variations of the order further.</p> <p>A Consultation on our intention was primarily via our webpage, social media and local media releases, with information sent to all of our key stakeholders including Members, Ward, Parish and Town.</p> <p>Members of public and other stakeholders had the option to request a paper copy of our draft orders and consultation should they require them, or to complete the consultation over the phone with a member of the Anti-Social Behaviour Team.</p> <p>Copies of PDF "notice to extend" with links to our consultation and webpages for further information have been sent to key stakeholders and all Members so as where practicable and should they choose to, they can share electronically or print off and display in communal areas.</p>
Who is Affected?	Members of the public (in particular dog owners), along with other stakeholders:

	<p>Employees (in particular Community Enforcement Officers), all ward members, Town and Parish Councils, partners (MAAG partners), public and private landowners whereby public have access to the land and would normally use the area to exercise their dogs within this land (such as national trust, council parks and greenspaces, town and parish council parks etc)</p> <p>Those benefitting from the orders should they be extended will in the main include:</p> <ul style="list-style-type: none"> - Members of public through a consistent, continued approach to dog foul and dog control. - Park and open space owners/voluntary groups the land is associated with. - Enforcement Teams, enabling existing powers to remain in place so as the approach to responsible dog ownership can continue. <p>For those not adhering to the orders, Breach of any of the prohibitions is a criminal offence and would be dealt with either by means of a Fixed Penalty Notice of £100 in line with the fine levels for a breach of a PSPO in Cheshire East or on summary conviction, a fine not exceeding level 3 on the standard scale, namely £1000.</p> <p>There are specific exemptions that apply to certain groups in relation to the requirements of this particular order which can be found in detail further below in this EIA and also within the order itself.</p>
<p>Links and impact on other services, strategies, functions or procedures.</p>	<p>As these orders have been in place for a number of years not, it is no expected that the extension of them in the current, original form will impact any differently on other services, functions or procedures as these will all remain the same.</p> <p>The proposals support the following in relation to the corporate plan:</p> <p>An open and enabling organisation - Priority: Support a sustainable financial future for the council, through service development, improvement and transformation.</p> <p>A council which empowers and cares about people - Priority: Work together with our residents and our partners to support people and communities to be strong and resilient.</p>

	A thriving and sustainable place - Priority: Reduce impact on the environment.
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<p>How does the service, service change, strategy, function or procedure help the Council meet the requirements of the Public Sector Equality Duty?</p>	<p>There are particular exemptions within the order that cover some members of the community that fall within protective factors within the Equality Act 2010. There is no history of unequal outcomes or particular targeting of any groups in relation to age, race, disability or gender. Where it is obvious to an enforcing officer that an exemption applies, enforcement action will not take place. In some circumstances an individual may be asked to provide evidence of an exemption for review by a manager before enforcement action is withdrawn (EG medical certification)</p> <p>Details of exemptions are as follows:</p> <p>Exemptions for Disabled People</p> <p>9. The dog fouling provisions in this Order do not apply to a person who:</p> <p>(a) is registered as partially sighted or blind, in a register compiled under section 29 of the National Assistance Act 1948; or</p> <p>(b) is registered as “sight-impaired”, “severely sight-impaired” or as “having sight and hearing impairments which, in combination, have a significant effect on their day to day lives”, in a register compiled under section 18 of the Social Services and Well-being (Wales) Act 2014; or</p> <p>(c) has a disability which affects his mobility, manual dexterity, physical coordination, or ability to lift, carry, or otherwise move everyday objects, such that he cannot reasonably be expected to remove the faeces; or</p> <p>(d) has some other disability, such that he cannot reasonably be expected to remove the faeces.</p> <p>10. For the purposes of this Order, a “disability” means a condition that qualifies as a disability for the purposes of the Equality Act 2010 and a “disabled person” means a person who has such a disability.</p> <p>Exemption for Working Dogs</p> <p>11. Nothing in this Order shall apply to the normal activities of a working dog, whilst the dog is working. This includes dogs that are being used for work in connection with emergency search and rescue, law enforcement and the work of Her Majesty’s armed forces; farm dogs that are being used to herd or drive animals; dogs that are being lawfully used for the capture or destruction of vermin and dogs that are being lawfully used for the purposes of hunting.</p>
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Section 2- Information – What do you know?

What do you know?	What information (qualitative and quantitative) and/or research have you used to commission/change/decommission the service, strategy, function, or procedure?
Information you used	<p>Information used to consider an extension of this order has primarily been from requests for patrols in line with responsible dog ownership and dog foul clearance requests/requests for signage, along with Members Enquiry Service requests for patrols etc. These however have not specifically identified any particular groups (complainants/alleged perpetrators) relevant to the protective characteristics covered in the Equality Act 2010.</p> <p>Currently the Council is not looking to change any of the original orders and are satisfied that the legislation used still applies and we are undertaking the relevant consultations and reviews of the orders to allow them to be extended.</p> <p>The ASB Crime and Policing Act 2014 has as always guided us in relation to the legal process for these reviews of the orders and what is required. In addition to this we are also guided by the councils corporate and our service specific enforcement policies and the Councils PSPO internal procedure. The results of the public consultation with also guide and inform on the decision-making process in relation to whether the proposals around these orders are to be approved.</p>
Gaps in your Information	<p>The PSPO does not aim to target any groups of people and as such any stakeholders with protected characteristics are not either positively or negatively impacted as a result. There are exemptions in place to ensure some individuals with specific protected characteristics will not be required to comply with parts of the order. In particular those who are registered disable and are either partially sighted or blind.</p> <p>Some parks and areas within our borough would like to see more enhanced prohibitions on this order, (such as dogs on leads at all times, number of dogs per owners etc.). At this stage the council will not be consulting on bespoke variations for these areas, which can be done at any point if the order are agreed to continue for another 3 years. Some may argue that an extension of our basic borough wide order does not meet their needs, however we are unaware of what impact this would have and whether this would include further assessments of the impact more enhanced restrictions may have in relation to those groups with protected characteristics. This research would take place when/if further requirements are considered in the future and not relevant at this stage.</p>

3. What did people tell you?

What did people tell you	What consultation and engagement activities have you already undertaken and what did people tell you? Is there any feedback from other local and/or external regional/national consultations that could be included in your assessment?
Details and dates of the consultation/s and/or engagement activities	<p>Ahead of public consultation the councils PSPO procedure was followed. Our intentions were discussed at our Multi-Agency Action Group (MAAG) in May 2023, of which those in attendance agreed to process to draft extensions and public consultation approval process. The Council's intentions were also circulated to all MAAG partners that were unable to attend May's meeting via minutes of the meeting held 4th May 2023.</p> <p>The Council sought legal advice internally in relation to the notice of extension of the orders and the draft orders themselves that would be shared during public consultation. Permission to consult was granted as per the Council's PSPO procedures.</p> <p>A consultation was launched on the 26th July in relation to Carrs and Borough Wide Dog related PSPO's. Legislative guidance stipulates that consultations should last no less than 4 weeks. We ran this consultation for 6 weeks, closing at 9am on the 6th September 2023. Members of public were invited to complete an online consultation in relation to their views about our intentions to extend the order and also (in relation to our Borough wide order) inform us as to whether in the future they might like to see further enhancements borough wide.</p> <p>All MAAG Partners, and key stakeholders were informed of the various methods of consultation which included PDF's copies of the councils "notices of intent" which could be circulated to residents/members of public/businesses etc as those in receipt of saw fit. Included on the notice of intent was a QR code and written web link to an online version of the consultation, and also an email address and phone number should alternate methods of completing the online survey be requested.</p> <p>In addition to this a press article encouraging participation was released with all the methods of getting in touch highlighted, and paper copies of the notices of intent were displayed in relevant libraries, and leisure centres.</p>

	<p>Our intentions were also circulated to our MAAG members and key stakeholders including ward members and town councils whereby there were gated areas with their geographical areas ahead of the launch of the public consultation and no negative feedback was received on our intentions to pursue an extension and variation of the order.</p> <p>A summary of the feedback from both the Borough Wide and Carrs PSPO's is attached.</p> <p> Appendix C - PSPO Consultation response</p> <p>The main points of note were that there were 62 responses in total and in general most were in favour of an extension of both PSPO's.</p> <p>Feedback from the Police and Crime Commissioners office and also the Dogs Trust was also received, none of which highlighted any concerns with the Council's intentions, the Dogs Trust did however advise against too many restrictions in relation to dogs and their owners in public spaces. No data was received that highlighted specific impacts the proposals may have on those that share one or more of the protected characteristics. In relation to enforcement as highlighted throughout this document there are exemptions in place.</p>
<p>Gaps in consultation and engagement feedback</p>	<p>As no changes to the orders were proposed and multiple ways of members of public responding to us about their views, no significant gaps were identified. Park and Countryside Rangers, external partners (such as the national trust) and national relevant agents (such as the Dogs Trust) were consulted. PDF copies of our intentions were circulated to managers who look after our parks and open spaces for them to display in areas as they saw fit as well. Previous consultations in relation to PSPO evidence that were orders are new/being significantly changed, the level of consultation tends to be higher as members of public have more to say on these proposals. When consulting on already existing orders, the numbers have over the last two periods of consultation been low.</p>

4. Review of information, consultation feedback and equality analysis

Protected characteristics groups from the Equality Act 2010	What do you know? Summary of information used to inform the proposal	What did people tell you? Summary of customer and/or staff feedback	What does this mean? Impacts identified from the information and feedback (actual and potential). These can be either positive, negative or have no impact.
Age	There may be impact at consultation stage. Older people may need access to non-digital forms of information in order for them to be able to participate in the consultation process.	No relevant feedback received specifically in relation to age.	Information has been sent for press release, and PDF documents have been sent to our main reception areas (including libraries and leisure centres) to be printed off and displayed with contact numbers, building address and email contact to allow to request paper copies of complete over the phone.
Disability	The proposed order refers to exemptions in relation to certain disabilities and the order not applying. However, some may have to provide evidence to prove that the exemption applies.	No relevant feedback received specifically in relation to disability	There are certain exemptions (mentioned earlier in this assessment) in relation to disability and working dogs which means individuals registered as disabled under certain categories will be exempt from prosecution under this order.
Gender reassignment	No negative impacts have been identified at this stage.	No relevant feedback received specifically in relation to gender reassignment	The PSPO's are not gender specific and apply equally to both women and men.
Pregnancy and maternity	No negative impacts have been identified at this stage.	No relevant feedback received specifically in relation to pregnancy and maternity	None of the conditions of the PSPO's specifically target those who are pregnant/undertaking maternity leave.

Race/ethnicity	No anticipated impact.	No relevant feedback received specifically in relation to race/ethnicity	Members of the public will be treated fairly and equally regardless of race.
Religion or belief	No anticipated impact.	No relevant feedback received specifically in relation to religion or belief	Members of the public will be treated fairly and equally regardless of their religious beliefs
Sex	No negative impacts have been identified at this stage.	No relevant feedback received specifically in relation to sex	Members of the public will be treated fairly and equally regardless of sex/gender
Sexual orientation	No particular negative impacts have been identified at this stage.	No relevant feedback received specifically in relation to sexual orientation	Members of the public will be treated fairly and equally regardless of their sexual orientation
Marriage and civil partnership	No particular negative impacts have been identified at this stage.	No relevant feedback received specifically in relation to marriage and civil partnership	Members of the public will be treated fairly and equally regardless of their Marriage/civil partnership status.

5. Justification, Mitigation and Actions

Mitigation	What can you do? Actions to mitigate any negative impacts or further enhance positive impacts
Please provide justification for the proposal if negative impacts have been identified? Are there any actions that could be undertaken to mitigate, reduce or remove negative impacts?	There are exemptions within the current orders (of which we propose to extend with no amendments) in relation to disability and working dogs which means individuals registered as disabled under certain categories will be exempt from prosecution under the orders.

<p>Have all available options been explored? Please include details of alternative options and why they couldn't be considered?</p> <p>Please include details of how positive impacts could be further enhanced, if possible?</p>	
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6. Monitoring and Review -

Monitoring and review	How will the impact of the service, service change, decommissioning of the service, strategy, function or procedure be monitored? How will actions to mitigate negative impacts be monitored? Date for review of the EIA
Details of monitoring activities	<p>The order will be monitored via regular reporting on enforcement actions that have taken place in relation to those not adhering to the requirements. The enforcement actions taken will be monitored by the relevant team leaders to ensure that policy and procedure is being followed in relation to the actions that are being taken (officer compliance).</p> <p>Requests for patrols will also be reported on our case management system to measure impacts of those patrols against reports of dog fouling etc.</p>
Date and responsible officer for the review of the EIA	<p>Please include the date, responsible officer and department. It is recommended that the EIA be reviewed approximately 6 months after it has been signed off.</p> <p>January 2024 – Laura Woodrow-Hirst</p>

7. Sign Off

When you have completed your EIA, it should be sent to the [Equality, Diversity and Inclusion Mailbox](#) for review. If your EIA is approved, it must then be signed off by a senior manager within your Department (Head of Service or above).

Once the EIA has been signed off, please forward a copy to the Equality, Diversity and Inclusion Officer to be published on the website. For Transparency, we are committed to publishing all Equality Impact Assessments relating to public engagement.

Name	Christopher Allman
Signature	
Date	18.09.23

8. Help and Support

For support and advice please contact EqualityandInclusion@cheshireeast.gov.uk

**Environment and Communities
Committee****28 September 2023****Extension and variation of Public Space
Protection Order for Alley Gating****Report of: Peter Skates, Acting Executive Director - Place****Report Reference No: EC/08/23-24****Ward(s) Affected: ALL****Purpose of Report**

- 1 The purpose of this report is to seek committee approval to extend and vary the Public Space Protection Order (PSPO) made in October 2020, relating to Alley Gating.
- 2 The extended use of this Order will allow a consistent and manageable approach in tackling irresponsible and anti-social behaviour whilst protecting our residents from being victims of crime.

Executive Summary

- 3 Under the Anti-Social Behaviour, Crime and Policing Act 2014, the Council can make a PSPO to control certain activities in a specified area if those activities are likely to have a detrimental effect on the quality of life of people in that area. This can include many forms of anti social behaviour and measures to deter criminal activity.
- 4 The existing Order is contained at Appendix A, but the schedule does not cover all of the known alley gates which have at some point in the past been installed in areas within the Cheshire East borough.
- 5 A requirement of the Act is for the Council to review all of its existing PSPO's within a three year period from them being made. This is achieved through a consultation process, the outcomes of which will

determine whether to extend, vary or discharge or simply to allow to lapse, the specific Order in question.

- 6 A summary of the consultation undertaken is contained at paragraph 14 to 18, with a full report included at Appendix C.
- 7 The current PSPO for Alley Gating came into force on the 1st November 2020 and will expire at midnight on 31st October 2023, unless extended.
- 8 There is a need to extend and vary the existing Order to ensure that it covers all alley gates which have historically been installed in various locations across the borough. The draft extension and variation Order and associated schedule of all known alley gate locations is contained at Appendix B.

RECOMMENDATIONS

The Environment and Communities Committee is recommended to:

1. Note the result of the consultation in relation to extending the current Public Space Protection Order related to Alley Gating;
2. Approve an extension for a further three years the Public Space Protection Order (PSPO), relating to Alley Gating and;
3. Approve a variation to the same PSPO to ensure that it covers all alley gates which are currently in place across the borough, as included in the appended schedule attached to the draft Order.

Background

- 9 The current PSPO for Alley Gates came into force on the 20th October 2020 and will expire at midnight on 19th October 2023, unless extended.
- 10 The current Order is contained at Appendix A, which covers a limited number of alley gates, as shown in the appended schedule.
- 11 The proposed extension also includes a variation to the existing Order. This is to ensure that it captures all alley gates which have been installed historically. It is unclear as to why all alley gates were not captured under the existing Order but the variation simply corrects this position, ensuring that the gated areas are suitably covered from an enforcement perspective.

- 12 A copy of the draft extension Order is included at Appendix B respectively, which includes the schedule of all of the known alley gated areas which it is now intended to cover.
- 13 An extension provided to the current PSPO's would not affect the amounts charged in relation to fines. Breach of any of the prohibitions would be dealt with by means of a Fixed Penalty Notice of £100 in line with the fine levels for a breach of a PSPO in Cheshire East.

Consultation and Engagement

- 14 The consultation relating to the potential Order extension and variation ran for 6 weeks between Wednesday 26th July and 9am on Wednesday 6th September 2023.
- 15 The consultation was promoted via media releases, site signage and by emails issued to Cheshire East Members, all Town and Parish councils and Members of Parliament.
- 16 The consultation was delivered via the Council's online platform and attracted nil formal survey responses.
- 17 A single ward councillor provided an emailed response which indicated that they were in support of the extension and variation of the Order.
- 18 A full report relating to the consultation outcomes is included at Appendix C.

Reasons for Recommendations

- 19 As noted at paragraph 3 above, by virtue of the provisions of the Anti-social Behaviour Police and Crime Act 2014, (S 75) within 3 years of the commencement of the PSPO (that is by 20th October 2023) all existing PSPO's have to be renewed within the 3 year lifetime, in accordance with s.60 of the Act. A PSPO cannot have effect for more than 3 years, unless extended under s.60 (2).
- 20 Section 60 of the Act permits a local authority to extend and vary a PSPO where it is satisfied on reasonable grounds that doing so is necessary to prevent an occurrence or recurrence of the activities identified in the Order. Any extension must be agreed before the expiry of the previous Order

Other Options Considered

- 21 Table 1 sets out the alternative options to those presented in the recommendations of this report.

Option	Impact	Risk
Do nothing – do not extend / allow the existing Order to lapse – no replacement	The existing PSPO is no longer valid and enforcement action can't be taken, 'restricted areas' would have the restriction removed (the gates).	Increase in anti-social behaviour with no recourse to control. Increase in complaints and correspondence as a result leading to additional draw on limited staff resource.
Do Something – extend but do not vary the Order	Significantly reduced / lack of enforcement capabilities for alley gated areas which do not fall under the PSPO	As 'Do Nothing'
Do Something - do not vary the existing Order – new Order to cover all alley gates	The existing PSPO is no longer valid and enforcement action can't be taken. New Order needs to be put in place, significant resource consideration drawing staff resource away from day-to-day enforcement activities	As 'Do Nothing' but on a temporary basis under a

Table 1: Summary of alternative options to that recommended

Implications and Comments

Monitoring Officer/Legal

- 22 Extension of the PSPO is only available to the Council if there has been a consultation on it in accordance with S.72 of the 2014 Act, and it satisfied on reasonable grounds that extending it is necessary to prevent either the occurrence or reoccurrence of the activities identified in the order, or an increase in frequency or seriousness of those activities after expiry of the order.
- 23 The Council can only vary the PSPO where it has again carried out the required consultation as stated in the preceding paragraph, and is satisfied on reasonable grounds that the activities to which the order is directed in areas not previously covered by the PSPO, have had, or are likely to have a detrimental effect on the quality of life of those in the area, and such

activities are either persistent or continuing, or are in themselves unreasonable such as to justify the variation to the PSPO to encompass those areas.

- 24 Members will need to be satisfied that the required consultation has taken place before considering extending and varying the order.
- 25 Members must then be satisfied it is necessary to extend the order for a further three years to prevent occurrence of reoccurrence of anti-social behaviour or an increase in its frequency. This is a fact specific exercise. Members must be satisfied on the evidence before them that an extension to the order will prevent the anti-social behaviour occurring or increasing in frequency in the areas it currently covers.
- 26 Members must then be satisfied it is necessary to vary the order to cover the areas not previously covered by the PSPO because the activities to which the order is directed have had, or are likely to have a detrimental effect on the quality of life of those in the area, and such activities are either persistent or continuing, or are in themselves unreasonable such as to justify the variation to the PSPO to encompass those areas.
- 27 As before, this is a fact specific exercise. Members must be satisfied on the evidence before them that a variation is required to prohibit the activity stated in the order because without it, it will, is or may have a detrimental effect on the quality of life of those in the area because it is persistent, continuing or unreasonable.
- 28 Consideration would have to be given to make sure by extending and varying the PSPO the Council would be legally compliant in making sure that relevant signage is put in place if not already done so.

Section 151 Officer/Finance

- 29 The only direct costs associated with the renewal of the PSPO will be the professional fees associated with processing the Order. These activities will be funded from the existing Community Enforcement team service budgets.
- 30 There is a wider risk related to the current condition of the alley gates in certain locations which have been installed for over 10 years.
- 31 There is no current budget for regular maintenance or replacement of alley gates, hence where a gate becomes past its useful life, hence potentially a safety hazard to those residents operating it, the only option may be to remove it.

Policy

- 32 The proposal supports the following [Corporate Plan](#) priorities as shown below.

An open and enabling organisation <i>Priority: Support a sustainable financial future for the council, through service development, improvement and transformation</i>	A council which empowers and cares about people <i>Priority: Work together with our residents and our partners to support people and communities to be strong and resilient.</i>	A thriving and sustainable place <i>Priority: Reduce impact on the environment</i>
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Equality, Diversity and Inclusion

- 33 An Equality Impact Assessment has been completed and is included at Appendix D to this report.

Human Resources

- 34 The Community Enforcement team consists of 6 Community Enforcement Officers who are deployed across the entire borough. These Officers currently look at a wide variety of potential enforcement matters, such as fly tipping, dog fouling and abandoned vehicles, alongside those responsibilities which relate to the subject of this paper.
- 35 Therefore, considering the limited resource availability in this area any increased requests for patrols associated with the extension of this Order will have to be considered whilst taking account of the available staff resource capacity at the time.

Risk Management

- 36 The key risk for consideration is the reputational impact on the Council in the event that the Order is allowed to lapse and hence the limitations this would then place on enforcement action across what is already a well and long time established asset.
- 37 There are also risks relating to the continued resource availability with the Community Enforcement team which are set out in the previous section of this report.
- 38 Please also see paragraph 27 which sets out the wider risk around ongoing asset maintenance relating to alley gates.

Rural Communities

- 39 There are no specific implications for rural communities as a result of this report, as the Order in question relates to existing long established locations of alley gates.

Impact on Children and Young People

- 40 There are no specific implications for children and young people as a result of this report.

Public Health

- 41 There are no specific implications for climate change as a result of this report.

Climate Change

- 42 There are no specific implications for climate change as a result of this report.

Access to Information	
Contact Officer:	<p>Laura Woodrow-Hirst, Community Enforcement and Anti-Social Behaviour Manager.</p> <p>Laura.woodrow-hirst@cheshireeast.gov.uk</p>
Appendices:	<p>Appendix A – existing PSPO Alley Gates</p> <p>Appendix B – draft Extension and Variation of Order</p> <p>Appendix C – Consultation Report</p> <p>Appendix D – Equality Impact Assessment (updated post consultation)</p>
Background Papers:	NA



CHESHIRE EAST BOROUGH COUNCIL PUBLIC SPACES PROTECTION ORDER

Cheshire East Borough Council [the Council] makes this Order under **Section 59 Anti-Social Behaviour, Crime and Policing Act 2014** [hereinafter referred to as the 'Act'], having consulted as required by **Section 72** of that **Act**.

This Order takes effect on 20th October 2020 and has a duration of three years.

It applies to the public places delineated in the first column of the Schedule to this order, hereinafter referred to as 'the Restricted Areas' defined by section 59(4) of the Act as any place to which the public or any section of the public has access, on payment or otherwise, as of right or by virtue of express or implied permission.

The Council is satisfied on reasonable grounds that activities of a criminal nature, for example dwelling house burglaries, have been facilitated by use of a right of way within the Restricted Areas which have given rise to nuisance and complaint and have had a detrimental effect on the quality of life of those in the locality. Further, it is satisfied that, without restriction of the public right of way over a highway within the Restricted Areas the effect of these activities is or is likely to be of a persistent or continuing nature is or likely to be such as to make the activities unreasonable, and the effect of the activities justifies the restrictions imposed.

Cheshire East Borough Council therefore has exercised its power under section 59(4) Anti-Social Behaviour, Crime and Policing Act 2014 to make this order to:

PROHIBIT

1. **Person(s)** exercising a public right of way over the highway(s) within the Restricted Areas described in the First Schedule and, in which, for the purposes of enforcement of this restriction, the Order authorises the installation of a gate, operated and maintained by the Council.

Save that exemptions to the restriction shall apply to:

- a. All owners and occupiers of premises adjoining the Highway(s).*
- b. Police, Fire and Rescue Services, and NHS Trust/Foundation staff when in exercise of their duties.*
- c. Employees, contractors or agents of statutory undertakers (providers of gas, electricity, water, or telecommunications services) in the exercise of their functions.*
- d. Local Authority officers and their contractors or agents in the exercise of their functions.*

REQUIRE

2. **Person(s)** to use alternative routes for public passage as described in the Second Schedule to this order

In making this Order, the Council certifies that it has had particular regard to the rights of freedom of expression and freedom of assembly set out in articles 10 and 11 of the Convention. Further, the Council certifies that it has had regard to Section 64 of the Act and complied with the additional requirements of, and restrictions imposed on, Public Safety Protection Orders which restrict public rights of way.

Failure without reasonable excuse to comply with the prohibitions or requirements imposed by this Order is an offence under **Section 67** of the **Anti-Social Behaviour, Crime and Policing Act 2014**. A person guilty of this offence is liable on summary conviction to a fine not exceeding level 3 on the standard scale, namely **£1000.00**.

A constable or an authorised person may under **Section 68** of the **Anti-Social Behaviour, Crime and Policing Act 2014**, issue a fixed penalty notice to anyone the constable or an authorised person has reason to believe has committed an offence under **Section 67** of that Act in relation to this Order.

APPEALS

In accordance with section 66 of the Act, any interested person who wishes to challenge the validity of this Order on the grounds that the Council did not have the power to make the Order or that a requirement under the Act has not been complied with may apply to the High Court within six weeks from the date upon which the Order or Variation is made.

By order of Cheshire East Borough Council acting under the authority of its Cabinet

Dated: 6th October 2020

SCHEDULES

First Schedule Restricted area	Second Schedule Alternative routes for public passage	Gate Numbers	Grid Reference Finder
A length of highway which runs from Derby Street in a westwards direction to the rear of the properties 1-19 Chell Street (Gate 38), being its entire length.	Chell Street	Number of gates – 1 Gate number 38	53°06'10.7"N 2°27'17.7"W
<p>A length of highway which runs from Timbrell Avenue southwards alongside the western boundary of 35 Timbrell Avenue and the eastern boundary of 37 Timbrell Avenue (Gate 61) to the northern boundary of 132 Badger Avenue (Gate 59).</p> <p>A length of highway which runs in a eastwards direction to the rear of the properties 202-164 Badger Avenue and 35-3 Timbrell Avenue.</p> <p>A length of highway which runs from Timbrell Avenue in a southwards direction alongside the western boundary of 1 Timbrell Avenue and the eastern boundary of 3 Timbrell Avenue (Gate 60); and to the rear of the properties 156-132 Underwood Lane to Badger Avenue.</p>	Timbrell Avenue, Underwood Lane, Badger Avenue.	<p>Number of gates – 3</p> <p>Gate numbers 59, 60, 61</p>	<p>53°06'21.1"N 2°27'26.9"W</p> <p>53°06'22.8"N 2°27'26.4"W</p> <p>53°06'23.2"N 2°27'30.7"W</p>
A length of highway which runs from Broom Street in a southwards direction	Broom Street	Number of gates – 6	53°06'17.2"N 2°27'26.5"W

<p>alongside the western boundary of 40 Broom street (Gate 69) and to the rear of the properties 42-46 Broom Street.</p> <p>A length of highway which runs from Newcastle Street in a northwards direction alongside the boundary of 35 Newcastle Street (Gate 70) and to the rear of the properties 52-48 Broom street.</p> <p>A length of highway which runs from Broom Street in a southwards direction alongside the western boundary of 30 Broom street (Gate 68) and the eastern boundary of 32 Broom street then continuing in an eastwards direction to the rear of the properties 30-8 Broom Street (Gate 67,66,65).</p>		<p>Gate numbers 65, 66*, 67, 68, 69, 70, 71</p> <p>*gate no 66 – the alleyway which runs between 12/14 Broom Street is unadopted and has therefore not been included in the PSPO.</p>	<p>53°06'17.2"N 2°27'28.0"W</p> <p>53°06'17.2"N 2°27'29.6"W</p> <p>53°06'17.2"N 2°27'30.9"W</p> <p>53°06'16.0"N 2°27'30.7"W</p> <p>53°06'16.6"N 2°27'26.7"W</p>
<p>A length of highway which runs from Timbrell Avenue northwards alongside the eastern boundary of 34 Timbrell Avenue and the western boundary of 32 Timbrell Street (Gate 62)</p> <p>A length of highway which runs eastwards to the rear of the properties 43-13 Brooklands Grove and 32-2 Timbrell Avenue. (Gate 63)</p> <p>A length of highway which runs from Timbrell Avenue in northwards direction alongside the eastern boundary of 2 Timbrell Avenue, the western boundary of 156a Underwood Lane and to the rear of properties 156a – 168 Underwood lane (Gate 64)</p>	Timbrell Avenue, Underwood lane, Brooklands Grove	<p>Number of gates – 3</p> <p>Gate numbers 62, 63, 64</p>	<p>53°06'24.7"N 2°27'30.0"W</p> <p>53°06'23.3"N 2°27'26.3"W</p> <p>53°06'24.0"N 2°27'24.3"W</p>
<p>A length of highway which runs from a point approximately 4.5 metres west of its junction with Stamford Avenue westwards alongside the southern boundary of 36 Stamford Avenue (Gate 227) and to the rear of the properties 24-58 Gainsborough Road (Gate 221); and 20-2 Clifton Street to a point approximately 1.5 metres east of its junction with Clifton Street (Gate 223) (FY1266).</p> <p>A length of highway which runs from a point approximately 4 metres east of Clifton Avenue eastwards alongside the southern boundary of 11 Clifton Avenue (Gate 222) and to the rear of the properties 1-19 Clifton Street (FY1267).</p> <p>A length of highway which runs from a point approximately 3.5 metres south of its junction with Alton Street southwards alongside the properties 82/84 Alton Street (FY1268).</p>	Stamford Avenue, Alton Street, Clifton Avenue and Gainsborough Road	<p>Number of gates – 8</p> <p>Gate numbers 221, 222, 223, 224, 225, 226, 227, 228,</p>	<p>53°05'35.8"N 2°26'59.2"W</p> <p>53°05'34.4"N 2°26'57.0"W</p> <p>53°05'34.9"N 2°26'56.9"W</p> <p>53°05'37.4"N 2°26'59.0"W</p> <p>53°05'37.9"N 2°26'56.3"W</p> <p>53°05'34.0"N 2°26'54.5"W</p> <p>53°05'36.8"N 2°26'54.0"W</p>

<p>A length of highway which runs from a point approximately 6.5 metres north of its junction with Clifton Street northwards alongside the eastern boundary of 19 Clifton Street to the rear of the properties 28-2 Stamford Avenue; and from Clifton Street in a southwards direction alongside the eastern boundary of 20 Clifton Street and to the rear of the properties 34/36 Stamford Avenue (FY1269).</p> <p>A length of highway which runs from a point approximately 5 metres west of its junction with Stamford Avenue westwards alongside the northern boundary of 2 Stamford Avenue and to the rear of the properties 66-82 Alton Street (FY1270).</p>			
<p>A length of highway which runs adjacent to 2 Barker Street (Gate 190) westwards alongside the rear of the properties 38-70 Bedford Street and 15-9 Herbert Swindells Close (FY1282).</p> <p>A length of highway that runs from the rear of 101 Bedford Street (Gate 189) in an easterly direction to the rear of 70 Bedford Street and easterly boundary of 11 Herbert Swindells Close.</p>	Barker Street and Bedford Street	<p>Number of gates – 2</p> <p>Gate numbers 189, 190</p>	<p>53°05'09.7"N 2°26'27.6"W</p> <p>53°05'10.6"N 2°26'19.6"W</p>
<p>A length of highway which runs from Manning Street eastwards to the rear of 8-2 Bedford Street and 6, 7 and 8 Dario Gradi Drive (FY1283)</p>	Bedford Street, Gresty Road and Clair Street.	<p>Number of gates – 5</p> <p>Gate numbers 172, 189, 194, 198, 200</p>	<p>53°05'09.7"N 2°26'27.6"W</p> <p>53°05'10.6"N 2°26'19.6"W</p>
<p>A length of highway which runs from Chambers street eastwards alongside 58-60 Chambers Street (Gate 181) and to the rear of 16/18 Catherine Street (FY1277).</p> <p>A length of highway which runs from a point approximately 2.60 metres north of its junction with Catherine Street northwards and north-westwards alongside the eastern boundary of 2 Catherine Street (Gate 182) and the western boundary of 2a Catherine Street; and to the rear of the properties 82-40 South Street (Gate 183); 2-116 Catherine Street and 58-44 Chambers Street (FY1278).</p>	Chambers Street, Catherine Street and South Street.	<p>Number of gates – 3</p> <p>Gate numbers 181, 182, 183</p>	<p>53°05'15.2"N 2°26'18.0"W</p> <p>53°05'16.9"N 2°26'16.1"W</p> <p>53°05'07.7"N 2°26'12.9"W</p>
<p>A length of highway which runs from a point approximately 2.90 metres south of Laura Street southwards alongside the western boundary of 2 Laura Street and the eastern boundary of 4 Laura street; and to the rear of 160-170 Gresty Road (FY1284).</p> <p>A length of highway which runs from a point approximately 2 metres east of its junction with highway FY1286 on its north side and from its junction with</p>	Laura Street, Gresty Road, and Claughton Avenue.	<p>Number of gates – 2</p> <p>Gate numbers 359, 360</p>	<p>53°05'03.9"N 2°26'17.5"W</p> <p>53°05'05.5"N 2°26'11.9"W</p>

highway FY1286 on its south side in a westwards direction to the rear of the properties 42-4 Laura Street and 24-2 Claughton Avenue (FY1285).			
Public footpath number 97, Macclesfield: from Vincent Street to Buckley Street, the length to be gated is approximately 31 metres.	Vincent Street, Brown Street and Buckley Street, Macclesfield	Number of Gates – 2 380, 381	53°15'16.6"N 2°07'39.2"W
<p>A length of highway which runs from a point 12 metres north of Tynedale Avenue northwards alongside the properties 56 and 58 Tynedale Avenue to its junction with highway (FY1070)</p> <p>A length of highway (FY1070) which runs from a point 6.9 metres south of Lunt Avenue on the east side and 4.4 metres south of Lunt Avenue on the west side in a southwards direction alongside the properties 37 and 39 Lunt Avenue and continuing eastwards to the rear of the properties 15-37 Lunt Avenue and 46-58 Tynedale Avenue to a point 27 metres west of its junction with highway (FY1069).</p> <p>A length of highway (FY1069) which runs from a point 29 metres south of its junction with Lunt Avenue southwards to the rear of the properties 57-1 Ruskin Road and 223-225 Nantwich Road and 42-20a Tynedale Avenue.</p> <p>A length of highway (FY1072) which runs from a point 5.5 metres west of its junction with Ruskin Road westwards alongside the properties 31 and 33 Ruskin Road to its junction with highway (FY1069).</p> <p>A length of highway (FY1074) which runs from a point 6 metres east of its junction with Tynedale Avenue eastwards alongside 20a and 22 Tynedale Avenue to its junction with highway (FY1069).</p> <p>A length of highway (FY1071) which runs from a point 1.5 metres east of the rear boundary of 10-12 Smallman Road westwards to the rear of the properties 14-32 Smallman Road.</p>	Lunt Avenue, Ruskin Road, Nantwich Road, Smallman Road, Carlisle Street.	<p>Number of Gates - 5</p> <p>Gate numbers 330, 331, 332, 334, 336</p>	<p>53°05'13.7"N 2°26'52.1"W</p> <p>53°05'15.6"N 2°26'53.1"W</p> <p>53°05'20.1"N 2°26'55.0"W</p> <p>53°05'13.7"N 2°26'51.7"W</p> <p>53°05'17.0"N 2°26'49.0"W</p>
A length of highway which runs from a point 2.8 metres north of its junction with Bedford Street northwards alongside the properties 59 and 61 Bedford Street (FY1281).	Bedford Street, Gresty Road and Catherine Street	<p>Number of Gates - 1</p> <p>Gate number 176</p>	53°05'11.8"N 2°26'20.8"W
A length of highway which runs south easterly from in between the rear of 24 St Anne's Road and side of 2 West Street down to its junction, whereby it runs north easterly in between the rear of properties on West street and Beech Street ending to the rear of West End Cottage and 19 Beech Street.	Beech Street and West Street, Middlewich	<p>Number of Gates – 2</p> <p>Gate numbers 382, 384</p>	53°11'31.0"N 2°26'53.4"W



****DRAFT FOR PURPOSE OF CONSULTATION****

**CHESHIRE EAST BOROUGH COUNCIL
EXTENSION OF A PUBLIC SPACES PROTECTION ORDER
ALLEYGATES**

Cheshire East Borough Council (the Council) having been satisfied on reasonable grounds that activities of a criminal nature, for example dwelling house burglaries, had been facilitated by use of a right of way within the Restricted Areas defined in the original order therein (and highlighted in the schedule below in yellow), which had given rise to nuisance and complaint and had a detrimental effect on the quality of life of those in the locality and the effect of which were likely to be of a persistent or continuing nature and likely to be such as to make the activities unreasonable so as to justify the restrictions imposed, made a Public Spaces Protection Order (the 'Original Order').

The original order took effect on 20th October 2020 and had a duration of 3 years (the 'Duration') under section 59 Anti-Social Behaviour, Crime and Policing Act 2014 (the 'Act').

Section 60(2) of the Act gives the Council a discretionary power to extend the PSPO if, in addition to having regard to the rights of freedom of expression and freedom of assembly set out in articles 10 and 11 of the Convention, it is satisfied on reasonable grounds that an extension is necessary in order to prevent after that time, the occurrence or recurrence of, or an increase in the frequency or seriousness of, the activities identified in introduction to the original order.

Furthermore, section 61(1)(a) of the Act, gives the council a discretionary power to vary the order by increasing or reducing the restricted area on if the conditions in sections 59(2) and (3) are met as regards to activities in that area.

The Council has consulted as required by Section 72 of the Act and is satisfied that it is necessary, in order to prevent the occurrence or recurrence after the duration of the Original Order, or an increase in the frequency or seriousness of those activities identified in the Original Order after that time, to extend and vary the original order.

Further, it is satisfied that, without restriction of the public right of way over a highway within the Restricted Areas within the original order and those gated areas added as part of the extension of the original order the effect of these activities is or is likely to be of a persistent or continuing nature is or likely to be such as to make the activities unreasonable, and the effect of the activities justifies the restrictions imposed.

Cheshire East Borough Council therefore has exercised its power under section 60(2) and 61(1)(a) Anti-Social Behaviour, Crime and Policing Act 2014 to extend and vary (by increasing the restricted areas) the Original Order (through this 'Extended and varied Order') for a period of 3 years commencing on 20th October 2023 so as to:

PROHIBIT

1. Person(s) exercising a public right of way over the highway(s) within the Restricted Areas described in the First Schedule and, in which, for the purposes of enforcement of this restriction, the Order authorises the installation of a gate, operated and maintained by the Council.

Save that exemptions to the restriction shall apply to:

- a. All owners and occupiers of premises adjoining the Highway(s).*
- b. Police, Fire and Rescue Services, and NHS Trust/Foundation staff when in exercise of their duties.*
- c. Employees, contractors or agents of statutory undertakers (providers of gas, electricity, water, or telecommunications services) in the exercise of their functions.*
- d. Local Authority officers and their contractors or agents in the exercise of their functions.*

REQUIRE

2. Person(s) to use alternative routes for public passage as described in the Second Schedule to this order

In making this Order, the Council certifies that it has had particular regard to the rights of freedom of expression and freedom of assembly set out in articles 10 and 11 of the Convention. Further, the Council certifies that it has had regard to Section 64 of the Act and complied with the additional requirements of, and restrictions imposed on, Public Safety Protection Orders which restrict public rights of way.

Failure without reasonable excuse to comply with the prohibitions or requirements imposed by this Order is an offence under **Section 67** of the **Anti-Social Behaviour, Crime and Policing Act 2014**. A person guilty of this offence is liable on summary conviction to a fine not exceeding level 3 on the standard scale, namely **£1000.00**.

A constable or an authorised person may under **Section 68** of the **Anti-Social Behaviour, Crime and Policing Act 2014**, issue a fixed penalty notice to anyone the constable or an authorised person has reason to believe has committed an offence under **Section 67** of that Act in relation to this Order.

APPEALS

In accordance with section 66 of the Act, any interested person who wishes to challenge the validity of this Order on the grounds that the Council did not have the power to make the Order or that a requirement under the Act has not been complied with may apply to the High Court within six weeks from the date upon which the Order or Variation is made.

By order of Cheshire East Borough Council acting under the authority of its Environment and Communities Committee

Dated:

Alley gate PSPO – gates and link to locations and Schedule's 1 and 2

Gates shaded on the below schedule in are areas that are already on the existing PSPO so part of the extension not variation.

Gate	Google Map Ref	Map Link	Location	First Schedule Restricted area	Second Schedule Alternative routes for public passage
1	53°06'07.9"N 2°27'05.3"W	Link to Gate 1	3 Casson St	A length of highway which runs from the side of No.3 Casson Street (Gate 1) along the rear of the properties to the side of No.27 (Gate 2) Casson Street	Casson Street
2	53°06'08.5"N 2°27'08.4"W	Link to Gate 2	27 Casson St		
3	53°06'09.9"N 2°27'07.5"W	Link to Gate 3	2 Elizabeth St	A length of highway which runs from the rear of No.2 Elizabeth Street (Gate 3) along the rear of the properties to the side of No.26 Elizabeth Street (Gate 4)	Elizabeth Street
4	53°06'09.3"N 2°27'04.5"W	Link to Gate 4	26 Elizabeth St		
5	53°06'10.2"N 2°27'07.0"W	Link to Gate 5	3 Elizabeth St	A length of highway which runs from the side of No.3 Elizabeth Street (Gate 5) along the rear of the properties to the side of No.23 Elizabeth Street (Gate 6)	Elizabeth Street
6	53°06'09.6"N 2°27'04.4"W	Link to Gate 6	23 Elizabeth St		
7	53°06'11.5"N 2°27'06.2"W	Link to Gate 7	25 Fletcher St	A length of highway which runs from the side of No.25 Fletcher Street (Gate 7) along the rear of the properties to the side of No.3 Fletcher Street (Gate 8)	Fletcher Street
8	53°06'10.9"N 2°27'03.5"W	Link to Gate 8	3 Fletcher St		
9	53°06'11.8"N 2°27'05.8"W	Link to Gate 9	16 Fletcher St	A length of highway which runs from the side of No.16 Fletcher Street (Gate 9) along the rear of the properties to the side of No.4 Fletcher Street (Gate 10)	Fletcher Street
10	53°06'11.3"N 2°27'03.3"W	Link to Gate 10	4 Fletcher St		
11	53°06'12.9"N 2°27'06.2"W	Link to Gate 11	68 Ford Lane	A length of highway which runs from the side of No.68 Ford Lane (Gate 11) along the rear of the properties on Ford Lane to the side of No.21 Ford Close (Gate 12) and down the rear of Ford Close to No.62 Rigg Street (Gate 13)	Ford Lane, Ford Close, Rigg Street
12	53°06'13.5"N 2°27'04.5"W	Link to Gate 12	21 Ford Close		
13	53°06'12.0"N 2°27'01.9"W	Link to Gate 13	62 Rigg St		
14	53°06'08.2"N 2°27'08.8"W	Link to Gate 14	34 Casson Street (side)	A length of highway which runs from the side of No.34 Casson Street along the rear of the properties on Casson Street (Gate 14) to the rear of No.79 West Street (Gate 15)	Casson Street, West Street
15	53°06'06.7"N 2°27'04.9"W	Link to Gate 15	79 West Street (rear)		

Alley gate PSPO – gates and link to locations and Schedule's 1 and 2

16	53°06'09.3"N 2°27'42.6"W	Link to Gate 16	1 McNeil Ave (rear)	A length of highway which runs from the rear of No.1 McNeil Avenue (Gate 16) along the rear of the properties to No.31 McNeil Avenue (Gate 17)	McNeil Avenue
17	53°06'08.8"N 2°27'47.7"W	Link to Gate 17	31 McNeil Ave (rear)		
18	53°06'08.7"N 2°27'48.5"W	Link to Gate 18	33 McNeil Ave (rear)	A length of highway which runs from the rear of No.33 McNeil Avenue (Gate 18) along the rear of the properties to No.71 McNeil Avenue (Gate 19)	McNeil Avenue
19	53°06'08.0"N 2°27'55.7"W	Link to Gate 19	71 McNeil Ave (rear)		
20	53°06'19.7"N 2°27'57.1"W	Link to Gate 20	84 Kettell Ave (rear)	A length of highway which runs from the rear of No.84 Kettell Avenue (Gate 20) along the rear of the properties to No.38 Kettell Avenue (Gate 21)	Kettell Avenue
21	53°06'19.1"N 2°27'49.1"W	Link to Gate 21	38 Kettell Ave (rear)		
22	53°06'19.1"N 2°27'48.5"W	Link to Gate 22	36 Kettell Ave (rear)	A length of highway which runs from the rear of No.36 Kettell Avenue (Gate 22) along the rear of the properties to No.2 Kettell Avenue (Gate 23)	Kettell Avenue
23	53°06'18.6"N 2°27'42.0"W	Link to Gate 23	2 Kettell Ave (rear)		
24	53°06'03.5"N 2°25'55.4"W	Link to Gate 24	Queen/Ambus	A length of highway which runs from the rear of No.36 Queen Street (Gate 24) behind Ambuscade Close (Gate 25) and along the rear of the properties on Queen Street to the rear of No.76 (Gate 26)	Queen Street, Ambuscade Close
25	53°06'03.3"N 2°25'53.0"W	Link to Gate 25	Queen/Ambus		
26	53°06'05.7"N 2°25'51.3"W	Link to Gate 26	Queen/Ambus		
27	53°06'24.9"N 2°26'04.6"W	Link to Gate 27	Coronation Crescent	A length of highway which runs from the side of No.2 Coronation Crescent (Gate 27) along the rear of the properties to the side of No.13 (Gate 28)	Coronation Crescent
28	53°06'25.2"N 2°26'01.6"W	Link to Gate 28	Coronation Crescent		
29	53°06'24.4"N 2°26'01.6"W	Link to Gate 29	Coronation Crescent	A length of highway which runs from the side of No.14 Coronation Crescent (Gate 29) along the rear of the properties to the rear of No.24 (Gate 30)	Coronation Crescent
30	53°06'22.7"N 2°25'59.4"W	Link to Gate 30	Coronation Crescent		
31	53°06'14.5"N 2°27'26.1"W	Link to Gate 31	3 Glover st	A length of highway which runs between No.3 Glover Street (Gate 31) and No.2A Glover Street (Gate 32)	Glover Street
32	53°06'14.1"N 2°27'26.3"W	Link to Gate 32	2a Glover St		
34	53°06'12.2"N 2°27'27.0"W	Link to Gate 34	1 Goulden St	A length of highway to the side of 1 Goulden Street (Gate 34) which runs along the rear of the properties to No.11 Goulden Street	Goulden Street
35	53°06'11.7"N 2°27'27.2"W	Link to Gate 35	8 Goulden St	A length of highway to the side of 8 Goulden Street (Gate 35) which runs along the rear of the properties 20-32 Underwood Lane	Goulden Street, Underwood Lane

Alley gate PSPO – gates and link to locations and Schedule's 1 and 2

36	53°06'09.5"N 2°27'31.5"W	Link to Gate 36	257 West St	A length of highway to the rear of No.257 West Street (Gate 36) which runs along the rear of the properties to No.319 West Street (Gate 58)	West Street
37	53°06'09.6"N 2°27'30.7"W	Link to Gate 37	255 West St	A length of highway to the rear of No.255 West Street (Gate 37) which runs along the rear of the properties to No.249	West Street
38	53°06'10.7"N 2°27'17.7"W	Link to Gate 38	1 Chell St (rear)	A length of highway which runs from Derby Street in a westwards direction to the rear of the properties 1-19 Chell Street (Gate 38), being its entire length.	Chell Street
39	53°06'08.4"N 2°27'17.1"W	Link to Gate 39	151 West St	A length of highway to the rear of No.151 West Street (Gate 39) which runs to the rear of the properties to No.157 West Street (Gate 40)	West Street
40	53°06'08.5"N 2°27'18.0"W	Link to Gate 40	157 West St		
41	53°06'04.6"N 2°26'51.6"W	Link to Gate 41	2 Broad Street	A length of highway to the side of No.2 Broad Street (Gate 41) which runs along the rear of properties to 10 Roebuck Street	Broad Street, Roebuck Street
42	53°06'05.6"N 2°26'52.8"W	Link to Gate 42	1 Roebuck St	A length of highway to the rear of No.1 Roebuck Street (Gate 42) which runs along the rear of properties on Broad Street to the side of No.3 Alban Street (Gate 46)	Roebuck Street, Broad Street, Alban Street
44	53°06'06.6"N 2°26'53.5"W	Link to Gate 44	28 Adelaide St	A length of highway to the rear of 28 Adelaide Street (Gate 44) which runs along the rear of properties on Adelaide Street to the side of No.7 Alban Street (Gate 45)	Adelaide Street, Alban Street
45	53°06'09.2"N 2°26'53.1"W	Link to Gate 45	7 Alban St		
46	53°06'09.2"N 2°26'52.4"W	Link to Gate 46	3 Alban St	A length of highway to the rear of No.1 Roebuck Street (Gate 42) which runs along the rear of properties on Broad Street to the side of No.3 Alban Street (Gate 46)	Roebuck Street, Broad Street, Alban Street
47	53°06'18.9"N 2°27'26.3"W	Link to Gate 47	112 Underwood Lane (side)	A length of highway which runs down the side of No.112 Underwood Lane (Gate 47)	Underwood Lane
48	53°05'55.5"N 2°26'58.9"W	Link to Gate 48	1 Holt Street (side)	A length of highway which runs down the side of No.1 Holt Street (Gate 48)	Holt Street
52	53°06'15.7"N 2°27'26.2"W	Link to Gate 52	4 Newcastle St	A length of highway to the side of No.4 Newcastle Street (Gate 52) which runs along the rear of the properties to the side of No.24 Newcastle Street (Gate 53)	Newcastle Street
53	53°06'15.6"N 2°27'29.2"W	Link to Gate 53	24 Newcastle St		
54	53°06'18.5"N 2°27'41.1"W	Link to Gate 54	78 Frank Webb Ave (adj)	A length of highway to the side of No.78 Frank Webb Avenue (Gate 54) which runs along the rear of the properties to the side of No.66-68 Frank Webb Avenue (Gate 55)	Frank Webb Avenue
55	53°06'17.1"N 2°27'41.1"W	Link to Gate 55	66-68 Frank Webb Ave (btwn)		

Alley gate PSPO – gates and link to locations and Schedule's 1 and 2

56	53°06'11.9"N 2°27'38.2"W	Link to Gate 56	24 Frank webb (rear)	A length of highway which runs from the rear of No.24 Frank Webb Avenue (Gate 56) along the back of the properties to the rear of No.6 Frank Webb Avenue (Gate 57)	Frank Webb Avenue
57	53°06'09.7"N 2°27'40.0"W	Link to Gate 57	6 Frank Webb Ave (rear)		
58	53°06'09.6"N 2°27'39.8"W	Link to Gate 58	319 West St (rear)	A length of highway to the rear of No. 257 West Street (Gate 36) which runs along the rear of the properties to No.319 West Street (Gate 58)	West Street
59	53°06'21.1"N 2°27'26.9"W	Link to Gate 59	164 Badger Ave (adj)	A length of highway which runs from Timbrell Avenue southwards alongside the western boundary of 35 Timbrell Avenue and the eastern boundary of 37 Timbrell Avenue (Gate 61) to the northern boundary of 132 Badger Avenue (Gate 59). A length of highway which runs in a eastwards direction to the rear of the properties 202-164 Badger Avenue and 35-3 Timbrell Avenue. A length of highway which runs from Timbrell Avenue in a southwards direction alongside the western boundary of 1 Timbrell Avenue and the eastern boundary of 3 Timbrell Avenue (Gate 60); and to the rear of the properties 156-132 Underwood Lane to Badger Avenue.	Timbrell Avenue, Underwood Lane, Badger Avenue.
60	53°06'22.8"N 2°27'26.4"W	Link to Gate 60	3 Timbrell Ave		
61	53°06'23.2"N 2°27'30.7"W	Link to Gate 61	35 Timbrell Ave (rear)		
62	53°06'24.7"N 2°27'30.0"W	Link to Gate 62	32 Timbrell Ave (rear)	A length of highway which runs from Timbrell Avenue northwards alongside the eastern boundary of 34 Timbrell Avenue and the western boundary of 32 Timbrell Street (Gate 62) A length of highway which runs eastwards to the rear of the properties 43-13 Brooklands Grove and 32-2 Timbrell Avenue. (Gate 63) A length of highway which runs from Timbrell Avenue in northwards direction alongside the eastern boundary of 2 Timbrell Avenue, the western boundary of 156a Underwood Lane and to the rear of properties 156a – 168 Underwood lane (Gate 64)	Timbrell Avenue, Underwood lane, Brooklands Grove
63	53°06'23.3"N 2°27'26.3"W	Link to Gate 63	2 Timbrell Ave		
64	53°06'24.0"N 2°27'24.3"W	Link to Gate 64	166 Underwood lane		

Alley gate PSPO – gates and link to locations and Schedule's 1 and 2

65	53°06'17.2"N 2°27'26.5"W	Link to Gate 65	8 Broom St	A length of highway which runs from Broom Street in a southwards direction alongside the western boundary of 40 Broom street (Gate 69) and to the rear of the properties 42-46 Broom Street. A length of highway which runs from Newcastle Street in a northwards direction alongside the boundary of 35 Newcastle Street (Gate 70) and to the rear of the properties 52-48 Broom street. A length of highway which runs from Broom Street in a southwards direction alongside the western boundary of 30 Broom street (Gate 68) and the eastern boundary of 32 Broom street then continuing in an eastwards direction to the rear of the properties 30-8 Broom Street (Gate 67,66,65).	Broom Street
66	53°06'17.2"N 2°27'27.3"W	Link to Gate 66	12 Broom St (side)		
67	53°06'17.2"N 2°27'28.0"W	Link to Gate 67	20 Broom St		
68	53°06'17.2"N 2°27'29.6"W	Link to Gate 68	30 Broom St		
69	53°06'17.2"N 2°27'30.9"W	Link to Gate 69	40 Broom St		
70	53°06'16.0"N 2°27'30.7"W	Link to Gate 70	35 Newcastle St		
71	53°06'16.6"N 2°27'26.7"W	Link to Gate 71	17 Newcastle St		
72	53°06'04.7"N 2°27'06.3"W	Link to Gate 72	1 Bright St	A length of highway to the side of No.1 Bright Street (Gate 72)	Bright Street
73	53°06'04.0"N 2°27'06.5"W	Link to Gate 73	7 Bright St	A length of highway to the side of No.7 Bright Street (Gate 73) which runs along the rear of the properties to the side of No.21 Bright Street (Gate 74)	Bright Street
74	53°06'02.8"N 2°27'06.7"W	Link to Gate 74	21 Bright St		
75	53°06'02.6"N 2°27'04.4"W	Link to Gate 75	24 Richard St	A length of highway to the side of No.24 Richard Street (Gate 75) which runs along the rear of the properties to the side of No.12 Richard Street (Gate 76)	Richard Street
76	53°06'03.8"N 2°27'04.2"W	Link to Gate 76	12 Richard St		
77	53°06'03.9"N 2°27'03.4"W	Link to Gate 77	3 Richard St	A length of highway to the side of No.3 Richard Street (Gate 77) which runs along the rear of the properties to the side of No.19 Richard Street (Gate 78)	Richard Street
78	53°06'02.5"N 2°27'03.6"W	Link to Gate 78	19 Richard St		
79	53°06'02.4"N 2°27'01.0"W	Link to Gate 79	14 West Ave	A length of highway to the side of No.14 West Street (Gate 79) which runs along the rear of the properties to the side of No.2 West Street (Gate 80)	West Street
80	53°06'03.8"N 2°27'00.8"W	Link to Gate 80	2 West Ave		
81	53°06'00.6"N 2°27'04.1"W	Link to Gate 81	25 Richard St	A length of highway to the side of No.25 Richard Street (Gate 81) which runs along the rear of the properties to the side of No.35 Richard Street (Gate 82)	Richard Street
82	53°05'59.7"N 2°27'04.2"W	Link to Gate 82	35 Richard St		

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83	53°05'57.5"N 2°27'03.6"W	Link to Gate 83	85 Richard Moon St	A length of highway to the rear of No.85 Richard Moon Street (Gate 83) which runs along the rear of the properties on Richard Street and West Avenue, to the side of No.22 West Avenue (Gate 84) and the side of No.36 West Avenue (Gate 102)	Richard St, Richard Moon Street, West Avenue
84	53°05'59.8"N 2°27'01.3"W	Link to Gate 84	22 West Ave		
85	53°06'00.9"N 2°26'57.8"W	Link to Gate 85	34 Samuel St	A length of highway to the side of No.34 Samuel Street (Gate 85) which runs to the rear of the property and down to the side of No.32 Heathfield Avenue (Gate 87)	Samuel Street, Heathfield Avenue
86	53°05'58.8"N 2°26'59.4"W	Link to Gate 86	38 Heathfield Ave	A length of highway to the side of No.38 Heathfield Avenue (Gate 86)	Heathfield Avenue
87	53°05'58.9"N 2°26'58.6"W	Link to Gate 87	32 Heathfield Ave	A length of highway to the side of No.34 Samuel Street (Gate 85) which runs to the rear of the property and down to the side of No.32 Heathfield Avenue (Gate 87)	Samuel Street, Heathfield Avenue
89	53°05'58.3"N 2°26'59.8"W	Link to Gate 89	15 Saunders St (rear)	A length of highway to the rear of No.15 Saunders Street (Gate 89) which runs along the rear of the properties to the side of No.1 Saunders Street (Gate 90)	Saunders Street
90	53°05'57.2"N 2°26'58.6"W	Link to Gate 90	1 Saunders St		
91	53°05'56.8"N 2°26'56.9"W	Link to Gate 91	37 Richard Moon St (Rear)	A length of highway to the rear of No.37 Richard Moon Street (Gate 91) which runs along the rear of the properties to the rear of No.19 Richard Moon Street (Gate 92)	Richard Moon Street
92	53°05'56.3"N 2°26'54.8"W	Link to Gate 92	19 Richard Moon St (Rear)		
93	53°05'54.8"N 2°26'57.2"W	Link to Gate 93	20 Richard Moon St (rear)	A length of highway to the rear of No.20 Richard Moon Street (Gate 93) which runs along the back of the properties of Richard Moon Street to the side of No.3 Holt Street (Gate 94)	Richard Moon Street, Holt Street
94	53°05'55.2"N 2°26'59.0"W	Link to Gate 94	3 Holt St		
95	53°05'55.3"N 2°26'59.7"W	Link to Gate 95	14 Holt St	A length of highway to the side of No.14 Holt Street (Gate 95) which runs along the rear of the properties to the rear of No.2 Holt Street (Gate 96)	Holt Street
96	53°05'56.4"N 2°27'00.3"W	Link to Gate 96	2 Holt St (rear)		
97	53°06'00.9"N 2°27'06.8"W	Link to Gate 97	25 Bright St	A length of highway to the side of No.25 Bright Street (Gate 97) which runs along the rear of the properties of Samuel Street to the side of No.28 Richard Street (Gate 98), continuing along the rear of the properties of Richard Street to the rear of 89 Richard Moon Street (Gate 99)	Bright Street, Samuel Street, Richard Street, Richard Moon Street
98	53°06'00.8"N 2°27'04.7"W	Link to Gate 98	28 Richard St		
99	53°05'58.1"N 2°27'06.1"W	Link to Gate 99	89 Richard Moon St		
100	53°05'40.2"N 2°27'54.4"W	Link to Gate 100	33 Davenham Crescent (side)	A length of highway to the side of No.33 Davenham Crescent (Gate100) which runs along the rear of the properties to the side of No.3 Davenham Crescent (Gate 103)	Davenham Crescent

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101	53°05'57.3"N 2°26'56.8"W	Link to Gate 101	2 Saunders St (rear)	A length of highway to the rear of No.2 Saunders Street (Gate 101)	Saunders Street
102	53°05'58.6"N 2°27'01.5"W	Link to Gate 102	36 West Avenue	A length of highway to the rear of No.85 Richard Moon Street (Gate 83) which runs along the rear of the properties on Richard Street and West Avenue, to the side of No.22 West Avenue (Gate 84) and the side of No.36 West Avenue (Gate 102)	Richard St, Richard Moon Street, West Avenue
103	53°05'41.0"N 2°27'47.7"W	Link to Gate 103	3 Davenham Crescent (side)	A length of highway to the side of No.33 Davenham Crescent (Gate100) that runs along the rear of the properties to the side of No.3 Davenham Crescent (Gate 103)	Davenham Crescent
104	53°05'41.2"N 2°27'47.2"W	Link to Gate 104	2 Davenham Crescent (side)	A length of highway to the side of No.2 Davenham Crescent (Gate 104) which runs along the rear of the properties on Alton Street to the side of No.56 Albion Street (Gate 105) and continues along the rear of the properties on Albion Street to the side of No.42 Albion Street (Gate 137)	Davenham Crescent, Alton Street, Albion Street
105	53°05'41.3"N 2°27'43.7"W	Link to Gate 105	56 Albion St (side)		
106	53°06'02.7"N 2°26'45.3"W	Link to Gate 106	49 John St (rear)	A length of highway to the rear of 49 John Street (Gate 106)	John Street
107	53°06'02.3"N 2°27'08.3"W	Link to Gate 107	40 Bright Street (rear)	A length of highway to the rear of No.40 Bright Street (Gate 107) which runs along the rear of the properties to the rear of No.6 Bright Street (Gate 108)	Bright Street
108	53°06'05.1"N 2°27'07.8"W	Link to Gate 108	6 Bright Street (rear)		
109	53°06'02.2"N 2°27'10.8"W	Link to Gate 109	53 Ramsbottom Street (rear)	A length of highway to the rear of No.53 Ramsbottom Street (Gate 109) which runs along the rear of the properties of Ramsbottom Street to the side of No.73 Ramsbottom Street (Gate 352) and continues to the rear of No.147 Richard Moon Street (Gate 110)	Ramsbottom Street
110	53°05'59.1"N 2°27'11.3"W	Link to Gate 110	147 Richard Moon Street (rear)		
111	53°06'07.0"N 2°27'04.2"W	Link to Gate 111	1 Rigg Street (side)	A length of highway which runs from the side of No.1 Rigg Street (Gate 111) to the rear of No.1 Rigg Street (Gate 112)	Rigg Street
112	53°06'06.8"N 2°27'03.2"W	Link to Gate 112	1 Rigg Street (rear)		
113	53°06'04.6"N 2°26'45.1"W	Link to Gate 113	105 Meredith Street (side)	A length of highway to the side of No.105 Meredith Street (Gate 113) which runs along the rear of the properties to the rear of No.9 Vere Street (Gate 114)	Meredith Street, Vere Street
114	53°06'07.8"N 2°26'44.7"W	Link to Gate 114	9 Vere Street (rear)		
115	53°06'03.5"N 2°26'43.0"W	Link to Gate 115	48 Newdigate Street (side)	A length of highway to the side of No.48 Newdigate Street (Gate 115)	Newdigate Street
116	53°06'07.4"N 2°26'43.1"W	Link to Gate 116	97 Newdigate Street (side)	A length of highway to the side of No.97 Newdigate Street (Gate 116) which runs to the rear of the properties to No.67 Newdigate Street (Gate 117) and from the side of 72 Gate 121) Ludford Street to the side of 102 Ludford Street (Gate 122)	Newdigate Street, Ludford Street
117	53°06'05.1"N 2°26'42.7"W	Link to Gate 117	67 Newdigate Street (side)		

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118	53°06'03.6"N 2°26'41.4"W	Link to Gate118	51 Newdigate Street (rear)	A length of highway which runs from the rear of No.51 Newdigate Street (Gate 118) to the rear of No.61 Newdigate Street (Gate 119)	Newdigate Street
119	53°06'04.1"N 2°26'41.4"W	Link to Gate 119	61 Newdigate Street (rear)		
120	53°06'04.6"N 2°26'41.5"W	Link to Gate 120	95 Meredith Street (side)	A length of highway to the side of No.97 Newdigate Street (Gate 116) which runs along the rear of the properties to No.67 Newdigate Street (Gate 117) and the rear of No.95 Meredith Street (Gate 120) and continues from the side of No.72 Ludford Street (Gate 121) to the side of 102 Ludford Street (Gate 122)	Newdigate Street, Ludford Street, Meredith Street
121	53°06'05.3"N 2°26'40.7"W	Link to Gate 121	72 Ludford Street (side)		
122	53°06'07.5"N 2°26'41.1"W	Link to Gate 122	102 Ludford Street (side)		
123	53°06'03.8"N 2°26'39.9"W	Link to Gate 123	82 Meredith Street (rear)	A length of highway to the rear of No.82 Meredith Street (Gate 123) which runs along the rear of the properties to the side of No.56 Chetwode Street (Gate126)	Meredith Street, Chetwode Street
124	53°06'05.2"N 2°26'40.1"W	Link to Gate 124	57 Ludford Street (side)	A length of highway which runs to the side of No.57 Ludford Street (Gate 124) along the rear of the properties on Meredith Street to the rear of No.75 Meredith Street (Gate127) and along the rear of the properties on Chetwode Street to the side of No.82 Chetwode Street (Gate128)	Ludford Street, Meredith Street, Chetwode Street
125	53°06'06.5"N 2°26'40.3"W	Link to Gate 125	75 Ludford Street (side)	A length of highway which runs to the side of No.75 Ludford Street (Gate 125)	Ludford Street
126	53°06'04.0"N 2°26'37.7"W	Link to Gate 126	56 Chetwode Street (side)	A length of highway to the rear of No.82 Meredith Street (Gate 123) which runs along the rear of the properties to the side of No.56 Chetwode Street (Gate126)	Meredith Street, Chetwode Street
127	53°06'05.4"N 2°26'38.0"W	Link to Gate 127	75 Meredith Street (rear)	A length of highway which runs to the side of No.57 Ludford Street (Gate 124) along the rear of the properties on Meredith Street to the rear of No.75 Meredith Street (Gate 127) and along the rear of the properties on Chetwode Street to the side of No.82 Chetwode Street (Gate 128)	Ludford Street, Meredith Street, Chetwode Street
128	53°06'06.8"N 2°26'38.2"W	Link to Gate 128	82 Chetwode Street (side)		
129	53°06'03.9"N 2°26'37.2"W	Link to Gate 129	67 Chetwode Street (rear)	A length of highway to the rear of No.67 Chetwode Street (Gate 129) which runs along the rear of the properties on Meredith Street to the rear of No. 58 Meredith Street (Gate 131)	Meredith Street
130	53°06'05.5"N 2°26'37.5"W	Link to Gate 130	69 Chetwode Street (side)	A length of highway to the side of No.69 Chetwode Street (Gate 130) that runs along the rear of the properties on Meredith Street to the side of No. 80 Oakley Street (Gate 132) and along the rear of the properties on Oakley Street including (Gate 133) to the side of No.90 Oakley Street	Chetwode Street, Meredith Street, Oakley Street

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131	53°06'04.0"N 2°26'36.1"W	Link to Gate 131	58 Meredith Street (rear)	A length of highway to the rear of No.67 Chetwode Street (Gate 129) that runs along the rear of the properties on Meredith Street to the rear of No. 58 Meredith Street (Gate 131)	Meredith Street
132	53°06'05.6"N 2°26'35.4"W	Link to Gate 132	80 Oakley Street (side)	A length of highway to the side of No.69 Chetwode Street (Gate 130) which runs along the rear of the properties on Meredith Street to the side of No. 80 Oakley Street (Gate 132) and along the rear of the properties on Oakley Street including (Gate 133) to the side of No.90 Oakley Street	Chetwode Street, Meredith Street, Oakley Street
133	53°06'06.3"N 2°26'35.5"W	Link to Gate 133	90 Oakley Street (side)		
134	53°06'05.6"N 2°26'34.8"W	Link to Gate 134	57 Meredith Street (rear)	A length of highway to the rear of No.57 Meredith Street (Gate 134)	Meredith Street
135	53°06'05.9"N 2°26'32.1"W	Link to Gate 135	56 Furber Street (side)	A length of highway to the side of 56 Furber Street (Gate 135)	Furber Street
136	53°06'05.8"N 2°26'31.6"W	Link to Gate 136	35 Meredith Street (rear)	A length of highway to the rear of No.35 Meredith Street (Gate 136)	Meredith Street
137	53°05'39.5"N 2°27'43.6"W	Link to Gate 137	42 Albion Street (side)	A length of highway to the side of No.2 Davenham Crescent (Gate 104) which runs along the rear of the properties on Alton Street to the side of No.56 Albion Street (Gate 105) and along the rear of the properties on Albion Street to the side of No.42 Albion Street (Gate 137)	Davenham Crescent, Alton Street, Albion Street
138	53°05'41.3"N 2°27'43.2"W	Link to Gate 138	65 Albion Street (side)	A length of highway to the side of No.65 Albion Street (Gate 138) which runs along the rear of the properties to the side of No.51 Albion Street (Gate 144), along the rear of the properties on Bowen Street to the side of No.10 Bowen Street (Gate 145)	Albion Street, Bowen Street
139	53°06'03.2"N 2°26'29.4"W	Link to Gate 139	5 Newton Street (side)	A length of highway to the side of No.5 Newton Street (Gate 139)	Newton Street
140	53°06'05.4"N 2°26'29.0"W	Link to Gate 140	15 Meredith Street (side)	A length of highway to the side of No.15 Meredith Street (Gate 140)	Meredith Street
143	53°05'16.9"N 2°26'40.4"W	Link to Gate 143	20 Furnival Street (rear)	A length of highway to the rear of No.20 Furnival Street (Gate 143) which runs along the rear of the properties on Furnival Street to the side of No.76 Furnival Street (Gate 154) and along the rear of the properties on Brooklyn Street to the side of No.2 Brooklyn Street (Gate 174)	Furnival Street, Brooklyn Street
144	53°05'39.5"N 2°27'43.0"W	Link to Gate 144	51 Albion Street (side)	A length of highway to the side of No.65 Albion Street (Gate 138) which runs along the rear of the properties to the side of No.51 Albion Street (Gate 144), along the rear of the properties on Bowen Street to the side of No.10 Bowen Street (Gate 145)	Albion Street, Bowen Street
145	53°05'41.4"N 2°27'39.5"W	Link to Gate 145	10 Bowen Street (side)		

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146	53°05'11.2"N 2°26'41.6"W	Link to Gate 146	25 Sherwin Street (side)	A length of highway to the side of No.25 Sherwin Street (Gate 146) which runs along the rear of the properties on Madeley Street to the rear of No.1 Madeley Street (Gate 155) and along the rear of the properties on Ernest Street to the side of No.46 Ernest Street (Gate 157)	Sherwin Street, Madeley Street, Ernest Street
147	53°05'12.3"N 2°26'40.0"W	Link to Gate 147	48 Madeley Street (side)	A length of highway to the side of No.48 Madeley Street (Gate 147) which runs along the rear of the properties on Sherwin Street to the rear of No.1 Sherwin Street (Gate 148)	Madeley Street, Sherwin Street
148	53°05'14.2"N 2°26'41.3"W	Link to Gate 148	1 Sherwin Street (rear)		
149	53°05'41.3"N 2°27'39.1"W	Link to Gate 149	9 Bowen Street (side)	A length of highway to the side of No.9 Bowen Street (Gate 149) which runs along the rear of the properties on Bowen Street and Alton Street to the side of No.47 Rockwood Avenue (Gate 150)	Bowen Street, Alton Street, Rockwood Avenue
150	53°05'41.2"N 2°27'35.4"W	Link to Gate 150	47 Rockwood Ave (side)		
151	53°05'09.0"N 2°26'36.8"W	Link to Gate 151	2 Atholl Ave (side)	A length of highway to the side of No.2 Atholl Avenue (Gate 151) which runs along the rear of the properties on Bedford Street to the side of No.74 Ernest Street (Gate 156)	Atholl Avenue, Bedford Street, Ernest Street
153	53°05'12.5"N 2°26'37.0"W	Link to Gate 153	34 Culland Street (rear)	A length of highway to the rear of 34 Culland Street (Gate 153) which runs along the rear of the properties on Culland Street	Culland Street
154	53°05'18.8"N 2°26'33.6"W	Link to Gate 154	76 Furnival Street (side)	A length of highway to the rear of No.20 Furnival Street (Gate 143) which runs along the rear of the properties on Furnival Street to the side of No.76 Furnival Street (Gate 154) and along the rear of the properties on Brooklyn Street to the side of No.2 Brooklyn Street (Gate 174)	Furnival Street, Brooklyn Street
155	53°05'12.2"N 2°26'35.0"W	Link to Gate 155	1 Madeley Street (rear)	A length of highway to the side of No.25 Sherwin Street (Gate 146) which runs along the rear of the properties on Madeley Street to the rear of No.1 Madeley Street (Gate 155) and along the rear of the properties on Ernest Street to the side of No.46 Ernest Street (Gate 157)	Sherwin Street, Madeley Street, Ernest Street
156	53°05'09.2"N 2°26'33.5"W	Link to Gate 156	74 Ernest Street (side)	A length of highway to the side of No.2 Atholl Avenue (Gate 151) which runs along the rear of the properties on Bedford Street to the side of No.74 Ernest Street (Gate 156)	Atholl Avenue, Bedford Street, Ernest Street
157	53°05'11.4"N 2°26'33.5"W	Link to Gate 157	46 Ernest Street (side)	A length of highway to the side of No.25 Sherwin Street (Gate 146) which runs along the rear of the properties on Madeley Street to the rear of No.1 Madeley Street (Gate 155) and along the rear of the properties on Ernest Street to the side of No.46 Ernest Street (Gate 157)	Sherwin Street, Madeley Street, Ernest Street

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158	53°05'12.7"N 2°26'34.1"W	Link to Gate 158	6 Madeley Street (rear)	A length of highway to the rear of No.6 Madeley Street (Gate 158) which runs along the rear of the properties on Ernest Street to the rear of No.10 Ernest Street (Gate 159) and to the side of No.26 Ernest Street (Gate 160)	Ernest Street
159	53°05'15.4"N 2°26'35.3"W	Link to Gate 159	10 Ernest Street (rear)		
160	53°05'13.8"N 2°26'33.4"W	Link to Gate 160	26 Ernest Street (side)		
161	53°05'42.6"N 2°27'43.5"W	Link to Gate 161	392 Alton Street (side)	A length of highway to the side of 392 Alton Street (Gate 161) which runs along the rear of the properties on Alton Street to the rear of No.372 Alton Street (Gate 162)	Alton Street
162	53°05'43.6"N 2°27'39.3"W	Link to Gate 162	372 Alton Street (rear)		
163	53°05'43.5"N 2°27'38.8"W	Link to Gate 163	371 Alton Street (rear)	A length of highway to the rear of No.371 Alton Street (Gate 163) which runs along the rear of the properties to the side of No.353 Alton Street (Gate 164)	Alton Street
164	53°05'42.4"N 2°27'34.9"W	Link to Gate 164	353 Alton Street (side)		
165	53°05'15.6"N 2°26'32.8"W	Link to Gate 165	1 Ernest Street (side)	A length of highway to the side of No.1 Ernest Street (Gate 165)	Ernest Street
166	53°05'14.7"N 2°26'32.8"W	Link to Gate 166	11 Ernest Street (side)	A length of highway to the side of No.11 Ernest Street (Gate 166) which runs along the rear of the properties on Ernest Street to the side of No.123 Bedford Street (Gate 167)	Ernest Street
167	53°05'10.5"N 2°26'31.4"W	Link to Gate 167	123 Bedford Street (side)		
168	53°05'16.5"N 2°26'29.7"W	Link to Gate 168	1 Frances Street (side)	A length of highway to the side of No.1 Frances Street (Gate 168)	Frances Street
169	53°05'14.1"N 2°26'26.9"W	Link to Gate 169	62 Catherine Street (side)	A length of highway to the side of No.62 Catherine Street (Gate 169)	Catherine Street
170	53°05'15.2"N 2°26'26.0"W	Link to Gate 170	32 Edward Street (side)	A length of highway to the side of No.32 Edward Street (Gate 170)	Edward Street
171	53°06'11.6"N 2°27'00.3"W	Link to Gate 171	67 Rigg Street (rear)	A length of highway to the rear of No.67 Rigg Street (Gate 171) which runs along the rear of the properties to No.51 Rigg Street (Gate 199)	Rigg Street
172	53°05'11.9"N 2°26'14.3"W	Link to Gate 172	3 Bedford Street (side)	A length of highway which runs from Manning Street eastwards to the rear of 8-2 Bedford Street and 6, 7 and 8 Dario Gradi Drive (FY1283)	Bedford Street, Gresty Road and Clair Street.
174	53°05'18.2"N 2°26'32.7"W	Link to Gate 174	2 Brooklyn Street (side)	A length of highway to the rear of No.20 Furnival Street (Gate 143) which runs along the rear of the properties on Furnival Street to the side of No.76 Furnival Street (Gate 154) and along the rear of the properties on Brooklyn Street to the side of No.2 Brooklyn Street (Gate 174)	Furnival Street, Brooklyn Street
176	53°05'11.8"N 2°26'20.8"W	Link to Gate 176	61 Bedford Street (side)	A length of highway which runs from a point 2.8 metres north of its junction with Bedford Street northwards alongside the properties 59 and 61 Bedford Street (FY1281).	Bedford Street, Gresty Road and Catherine Street

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177	53°05'14.1"N 2°26'18.8"W	Link to Gate 177	39 Catherine Street (side)	A length of highway to the side of No.39 Catherine Street (Gate 177)	Catherine Street
178	53°05'18.8"N 2°26'20.8"W	Link to Gate 178	3 Chambers Street (side)	A length of highway to the side of No.3 Chambers Street (Gate 178)	Chambers Street
179	53°05'18.3"N 2°26'19.9"W	Link to Gate 179	14 Chambers Street (side)	A length of property to the side of No.14 Chambers Street (Gate 179) which runs along the rear of the properties to the side of No.28 Chambers Street (Gate 180)	Chambers Street
180	53°05'17.2"N 2°26'19.2"W	Link to Gate 180	28 Chambers Street (side)		
181	53°05'15.2"N 2°26'18.0"W	Link to Gate 181	58 Chambers Street (side)	A length of highway which runs from Chambers street eastwards alongside 58-60 Chambers Street (Gate 181) and to the rear of 16/18 Catherine Street (FY1277). A length of highway which runs from a point approximately 2.60 metres north of its junction with Catherine Street northwards and north-westwards alongside the eastern boundary of 2 Catherine Street (Gate 182) and the western boundary of 2a Catherine Street; and to the rear of the properties 82-40 South Street (Gate 183); 2-116 Catherine Street and 58-44 Chambers Street (FY1278).	Chambers Street, Catherine Street and South Street.
182	53°05'14.2"N 2°26'15.2"W	Link to Gate 182	2 Catherine Street (side)		
183	53°05'16.9"N 2°26'16.1"W	Link to Gate 183	40 South Street (side)		
184	53°05'13.7"N 2°26'13.9"W	Link to Gate 184	72 Gresty Road (rear)	A length of highway to the rear of No.72 Gresty Road (Gate 184)	Gresty Road
187	53°05'09.2"N 2°26'32.9"W	Link to Gate 187	136 Bedford Street (rear)	A length of highway to the rear of No.136 Bedford Street (Gate 187) which runs along the rear of the properties to No.104 Bedford Street (Gate 188)	Bedford Street
188	53°05'09.6"N 2°26'28.2"W	Link to Gate 188	104 Bedford Street (rear)		
189	53°05'09.7"N 2°26'27.6"W	Link to Gate 189	102 Bedford Street (rear)	A length of highway which runs adjacent to 2 Barker Street (Gate 190) westwards alongside the rear of the properties 38-70 Bedford Street and 15-9 Herbert Swindells Close (FY1282). A length of highway that runs from the rear of 101 Bedford Street (Gate 189) in an easterly direction to the rear of 70 Bedford Street and easterly boundary of 11 Herbert Swindells Close.	Barker Street and Bedford Street
190	53°05'10.6"N 2°26'19.6"W	Link to Gate 190	38 Bedford Street (rear)		
191	53°05'10.7"N 2°26'18.9"W	Link to Gate 191	36 Bedford Street (rear)	A length of highway to the rear of 36 Bedford Street (Gate 191) which runs along the rear of the properties to 10 Bedford Street (Gate 193)	Bedford Street
192	53°05'06.1"N 2°26'17.7"W	Link to Gate 192	42 St Clair Street (rear)	A length of highway to the rear of No.42 St Clair Street (Gate 192) which runs along the rear of the properties to the side of No.4 St Clair Street (Gate 196) and along the rear of the properties on Gresty Road to the side of No.3 Laura Street (Gate 195)	St Clair Street, Laura Street, Gresty Road
193	53°05'10.7"N 2°26'16.0"W	Link to Gate 193	10 Bedford Street (rear)	A length of highway to the rear of 36 Bedford Street (Gate 191) which runs along the rear of the properties to 10 Bedford Street (Gate 193)	Bedford Street
194	53°05'10.7"N 2°26'15.5"W	Link to Gate 194	8 Bedford Street (rear)	A length of highway which runs from Manning Street eastwards to the rear of 8-2 Bedford Street and 6, 7 and 8 Dario Gradi Drive (FY1283)	Bedford Street, Gresty Road and Clair Street.

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195	53°05'05.9"N 2°26'12.3"W	Link to Gate 195	3 Laura Street (side)	A length of highway to the rear of No.42 St Clair Street (Gate 192) which runs along the rear of the properties to the side of No.4 St Clair Street (Gate 196) and along the rear of the properties on Gresty Road to the side of No.3 Laura Street (Gate 195)	St Clair Street, Laura Street, Gresty Road
196	53°05'07.4"N 2°26'12.8"W	Link to Gate 196	4 St Clair Street (side)		
197	53°05'07.7"N 2°26'12.9"W	Link to Gate 197	3 St Clair Street (side)	A length of highway to the side of No.3 St Clair Street (Gate 197)	St Clair Street
198	53°05'11.6"N 2°26'14.0"W	Link to Gate 198	2 Bedford Street (side)	A length of highway which runs from Manning Street eastwards to the rear of 8-2 Bedford Street and 6, 7 and 8 Dario Gradi Drive (FY1283)	Bedford Street, Gresty Road and Clair Street.
199	53°05'11.6"N 2°26'14.0"W	Link to Gate 199	51 Rigg Street (rear)	A length of highway to the rear of No.67 Rigg Street (Gate 171) which runs along the rear of the properties to No.51 Rigg Street (Gate 199)	Rigg Street
200	53°05'10.5"N 2°26'12.2"W	Link to Gate 200	106 Gresty Road (side)	A length of highway which runs from Manning Street eastwards to the rear of 8-2 Bedford Street and 6, 7 and 8 Dario Gradi Drive (FY1283)	Bedford Street, Gresty Road and Clair Street.
201	53°05'31.9"N 2°27'27.7"W	Link to Gate 201	199 Gainsborough Road (side)	A length of highway to the rear of No.199 Gainsborough Road (Gate 201) which runs along the rear of the properties to the rear of No.177 Gainsborough Road (Gate 205)	Gainsborough Road
202	53°05'33.2"N 2°27'26.2"W	Link to Gate 202	202 Gainsborough Road (side)	A length of highway to the side of No.202 Gainsborough Road (Gate 202) which runs along the rear of the properties on Gainsborough Road/Clydesdale Avenue to the rear of No.1 Clydesdale Avenue (Gate 203) and to the side of No.35 Clydesdale Avenue (Gate 204)	Gainsborough Road, Clydesdale Avenue
203	53°05'37.6"N 2°27'22.4"W	Link to Gate 203	1 Clydesdale Ave (rear)		
204	53°05'33.3"N 2°27'23.1"W	Link to Gate 204	35 Clydesdale Ave (side)		
205	53°05'30.7"N 2°27'23.2"W	Link to Gate 205	177 Gainsborough Road (rear)	A length of highway to the rear of No.199 Gainsborough Road (Gate 201) which runs along the rear of the properties to the rear of No.177 Gainsborough Road (Gate 205)	Gainsborough Road
206	53°05'30.7"N 2°27'22.5"W	Link to Gate 206	175 Gainsborough Road (rear)	A length of highway to the rear of 175 Gainsborough Road (Gate 206) which runs along the rear of the properties on Gainsborough Road to the side of No. 49 Kingsway (Gate 212)	Gainsborough Road, Kingsway
207	53°05'40.6"N 2°27'16.1"W	Link to Gate 207	219 Alton Street (side)	A length of highway to the side of No.219 Alton Street (Gate 207) which runs along the rear of the properties to the side of No. 207 Alton Street (Gate 210)	Alton Street
210	53°05'41.0"N 2°27'14.0"W	Link to Gate 210	207 Alton Street (side)	A length of highway to the side of No.219 Alton Street (Gate 207) which runs along the rear of the properties to the side of No. 207 Alton Street (Gate 210)	Alton Street
212	53°05'31.1"N 2°27'10.1"W	Link to Gate 212	49 Kingsway (side)	A length of highway to the rear of 175 Gainsborough Road (Gate 206) which runs along the rear of the properties on Gainsborough Road to the side of No.49 Kingsway (Gate 212)	Gainsborough Road, Kingsway

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213	53°05'33.7"N 2°27'09.7"W	Link to Gate 213	74 Jubilee Ave (side)	A length of highway to the side of No.74 Jubilee Avenue (Gate 213) which runs along the rear of the properties on Gainsborough Road to the side of No.38 Denver Avenue (Gate 214)	Jubilee Avenue, Gainsborough Road, Denver Avenue
214	53°05'33.8"N 2°27'06.2"W	Link to Gate 214	38 Denver Ave (side)		
215	53°05'35.0"N 2°27'05.9"W	Link to Gate 215	30 Denver Ave (side)	A length of highway to the side of No.30 Denver Avenue (Gate 215) which runs along the rear of the properties to the side of No.2 Denver Avenue (Gate 216)	Denver Avenue
216	53°05'37.2"N 2°27'05.4"W	Link to Gate 216	2 Denver Ave (side)		
217	53°05'37.2"N 2°27'04.6"W	Link to Gate 217	140 Alton Street (rear)	A length of highway to the rear of No.140 Alton Street (Gate 217) which runs along the back of the properties on Alton Street to the side of No.122 Alton Street (Gate 218), continuing on to the side of No.2 Clifton Avenue (Gate 219) and along the rear of the properties on Clifton Avenue to the side of No.36 Clifton Avenue (Gate 220)	Alton Street, Clifton Avenue
218	53°05'37.9"N 2°27'02.0"W	Link to Gate 218	122 Alton Street (side)		
219	53°05'36.8"N 2°26'59.8"W	Link to Gate 219	2 Clifton Ave (side)		
220	53°05'33.9"N 2°27'00.3"W	Link to Gate 220	36 Clifton Ave (side)		
221	53°05'33.9"N 2°26'59.7"W	Link to Gate 221	58 Gainsborough Road (rear)	<p>A length of highway which runs from a point approximately 4.5 metres west of its junction with Stamford Avenue westwards alongside the southern boundary of 36 Stamford Avenue (Gate 227) and to the rear of the properties 24-58 Gainsborough Road (Gate 221); and 20-2 Clifton Street to a point approximately 1.5 metres east of its junction with Clifton Street (Gate 223) (FY1266).</p> <p>A length of highway which runs from a point approximately 4 metres east of Clifton Avenue eastwards alongside the southern boundary of 11 Clifton Avenue (Gate 222) and to the rear of the properties 1-19 Clifton Street (FY1267).</p> <p>A length of highway which runs from a point approximately 3.5 metres south of its junction with Alton Street southwards alongside the properties 82/84 Alton Street (FY1268).</p>	Stamford Avenue, Alton Street, Clifton Avenue and Gainsborough Road
222	53°05'35.8"N 2°26'59.2"W	Link to Gate 222	11 Clifton Ave (side)		
223	53°05'34.4"N 2°26'57.0"W	Link to Gate 223	20 Clifton Street (side)		
224	53°05'34.9"N 2°26'56.9"W	Link to Gate 224	19 Clifton Ave (side)		
225	53°05'37.4"N 2°26'59.0"W	Link to Gate 225	84 Alton Street (rear)		
226	53°05'37.9"N 2°26'56.3"W	Link to Gate 226	82 Alton Street (side)		
227	53°05'34.0"N 2°26'54.5"W	Link to Gate 227	36 Stamford Ave (side)		
228	53°05'36.8"N 2°26'54.0"W	Link to Gate 228	2 Stamford Ave (side)		
229	53°05'34.1"N 2°26'53.9"W	Link to Gate 229	33 Stamford Ave (side)	A length of highway to the side of No.33 Stamford Avenue (Gate 229) which runs along the back of the properties to the side of No.1 Stamford Avenue (Gate 230) continuing along the back of the properties on Alton Street to the side of No.241 Ruskin Road (Gate 232) and along the back of the properties on Ruskin Road to the side of No.2 Gainsborough Road (Gate 231)	Stamford Avenue, Alton Street, Ruskin Road, Gainsborough Road
230	53°05'36.8"N 2°26'53.3"W	Link to Gate 230	1 Stamford Ave (side)		
231	53°05'33.3"N 2°26'50.7"W	Link to Gate 231	2 Gainsborough Road (side)		
232	53°05'36.5"N 2°26'48.9"W	Link to Gate 232	241 Ruskin Road (side)		

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233	53°05'33.2"N 2°26'46.7"W	Link to Gate 233	210 Ruskin Road (rear)	A length of highway to the rear of No.210 Ruskin Road (Gate 233) which runs along the rear of the properties on Ruskin Road to the side of 24 Alton Street (Gate 234)	Ruskin Road, Alton Street
234	53°05'37.2"N 2°26'46.8"W	Link to Gate 234	24 Alton Street (side)		
235	53°05'33.3"N 2°26'43.6"W	Link to Gate 235	1 Hammond Street (side)	A length of highway to the side of No.1 Hammond Street (Gate 235) which runs along the rear of properties on Walthall Street to the side of 22 Alton Street (Gate 236)	Hammond Street, Walthall Street, Alton Street
236	53°05'36.9"N 2°26'43.8"W	Link to Gate 236	22 Alton Street (side)		
237	53°05'33.5"N 2°26'40.4"W	Link to Gate 237	27 Hammond Street (side)	A length of highway to the side of No.27 Hammond Street (Gate 237) which runs along the rear of the properties on Derrington Avenue to the side of No.2 Alton Street (Gate 238)	Hammond Street, Derrington Avenue, Aston Street
238	53°05'36.8"N 2°26'41.1"W	Link to Gate 238	2 Alton Street (side)		
239	53°05'37.7"N 2°26'34.1"W	Link to Gate 239	15 Electricity Street (side)	A length of highway to the side of No.15 Electricity Street (Gate 239) which runs along the rear of properties on Myrtle Street from the side of No.15 Myrtle Street (Gate 241) to the rear of No 61 Myrtle Street (Gate 240)	Electricity Street, Myrtle Street
240	53°05'36.7"N 2°26'39.2"W	Link to Gate 240	61 Myrtle Street (rear)		
241	53°05'36.1"N 2°26'32.9"W	Link to Gate 241	15 Myrtle Street (side)		
242	53°05'36.8"N 2°26'31.7"W	Link to Gate 242	7 Myrtle Street (rear)	A length of highway to the rear of No.7 Myrtle Street (Gate 242)	Myrtle Street
243	53°05'37.5"N 2°26'25.8"W	Link to Gate 243	20 Brook Street (rear)	A length of highway to the rear of No.20 Brook Street (Gate 243)	Brook Street
244	53°05'36.1"N 2°26'26.2"W	Link to Gate 244	21 Brook Street (rear)	A length of highway to the rear of 21 Brook Street (Gate 244)	Brook Street
245	53°05'34.9"N 2°26'38.6"W	Link to Gate 245	60 Lawton Street (rear)	A length of highway to the rear of No.60 Lawton Street (Gate 245) which runs along the rear of the properties on Lawton Street/Myrtle Street to the side of No.30 Myrtle Street (Gate 286) and continues to the side of No.4 Lawton Street (Gate 247)	Lawton Street, Myrtle Street
246	53°05'35.0"N 2°26'26.1"W	Link to Gate 246	13 Lord Street (side)	A length of highway to the side of No.13 Lord Street (Gate 246)	Lord Street
247	53°05'35.0"N 2°26'31.6"W	Link to Gate 247	4 Lawton Street (side)	A length of highway to the rear of No.60 Lawton Street (Gate 245) which runs along the rear of the properties on Lawton Street/Myrtle Street to the side of No.30 Myrtle Street (Gate 286) and continues to the side of No.4 Lawton Street (Gate 247)	Lawton Street, Myrtle Street

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248	53°05'35.0"N 2°26'26.1"W	Link to Gate 248	2 Hammond Street (side)	A length of highway to the side of No.2 Hammond Street (Gate 248) which runs along the rear of the properties on Walthall Street to the side of No.52 Stalbridge Road (Gate 261) and along the back of the properties on Hammond Street to the front of No.167 Westminster Street (Gate 252)	Hammond Street, Walthall Street, Westminster Street
249	53°05'33.0"N 2°26'40.2"W	Link to Gate 249	28 Hammond Street (side)	A length of highway to the side of No.28 Hammond Street (Gate 249) which runs along the rear of the properties on Westminster Street/Derrington Avenue to the side of No.80 Westminster Street (Gate 276), continuing down to the side of No.32 Stalbridge Road (Gate 262), across the rear of the properties on Stalbridge Road to the rear of No.42 Stalbridge Road (Gate 285) and across to the side of No.5 Derrington Avenue (Gate 258)	Hammond Street, Westminster Street, Stalbridge Road, Derrington Avenue
250	53°05'33.1"N 2°26'38.3"W	Link to Gate 250	56 Derrington Ave (side)	A length of highway to the side of 56 Derrington Avenue (Gate 250) which runs along the rear of the properties on Lawton Street/Maxwell Street to the side of No.15 Maxwell Street (Gate 253)	Lawton Street, Maxwell Street, Derrington Avenue
251	53°05'33.5"N 2°26'25.8"W	Link to Gate 251	17 Chapel Street (rear)	A length of highway to the rear of 17 Chapel Street (Gate 251)	Chapel Street
252	53°05'32.3"N 2°26'42.4"W	Link to Gate 252	167 Westminster Street (front)	A length of highway to the side of No.2 Hammond Street (Gate 248) which runs along the rear of the properties on Walthall Street to the side of No.52 Stalbridge Road (Gate 261) and along the back of the properties on Hammond Street to the front of No.167 Westminster Street (Gate 252)	Hammond Street, Walthall Street, Westminster Street
253	53°05'32.4"N 2°26'32.9"W	Link to Gate 253	15 Maxwell Street (side)	A length of highway to the side of 56 Derrington Avenue (Gate 250) which runs along the rear of the properties on Lawton Street/Maxwell Street to the side of No.15 Maxwell Street (Gate 253)	Lawton Street, Maxwell Street, Derrington Avenue
254	53°05'31.5"N 2°26'25.7"W	Link to Gate 254	41 Lord St (side)	A length of highway to the side of 41 Lord Street (Gate 254)	Lord Street
255	53°05'31.3"N 2°26'37.9"W	Link to Gate 255	50 Derrington Avenue (rear)	A length of highway to the rear of No.50 Derrington Avenue (Gate 255) which runs along the rear of the properties on Derrington Avenue to the side of No.18 Derrington Avenue (Gate 256)	Derrington Avenue
257	53°05'32.2"N 2°26'25.7"W	Link to Gate 257	33 Lord Street (side)	A length of highway to the side of No.33 Lord Street (Gate 257)	Lord Street
258	53°05'30.3"N 2°26'32.5"W	Link to Gate 258	5 Derrington Ave (side)	A length of highway to the side of No.28 Hammond Street (Gate 249) which runs along the rear of the properties on Westminster Street/Derrington Avenue to the side of No.80 Westminster Street (Gate 276), continuing down to the side of No.32 Stalbridge Road (Gate 262), across the rear of the properties on Stalbridge Road to the rear of No. 42 Stalbridge Road (Gate 285) and across to the side of No.5 Derrington Avenue (Gate 258)	Hammond Street, Westminster Street, Stalbridge Road, Derrington Avenue

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259	53°05'31.6"N 2°26'26.4"W	Link to Gate 259	48 Lord Street (side)	A length of highway to the side of No.48 Lord Street (Gate 259)	Lord Street
260	53°05'31.0"N 2°26'25.7"W	Link to Gate 260	49 Lord Street (side)	A length of highway to the side of No.49 Lord Street (Gate 260)	Lord Street
261	53°05'28.8"N 2°26'43.2"W	Link to Gate 261	52 Stalbridge Road (side)	A length of highway to the side of No.2 Hammond Street (Gate 248) which runs along the rear of the properties on Walthall Street to the side of No.52 Stalbridge Road (Gate 261) and along the back of the properties on Hammond Street to the front of No.167 Westminster Street (Gate 252)	Hammond Street, Walthall Street, Westminster Street
262	53°05'28.9"N 2°26'39.4"W	Link to Gate 262	32 Stalbridge Road (side)	A length of highway to the side of No.28 Hammond Street (Gate 249) which runs along the rear of the properties on Westminster Street/Derrington Avenue to the side of No.80 Westminster Street (Gate 276), continuing down to the side of No.32 Stalbridge Road (Gate 262), across the rear of the properties on Stalbridge Road to the rear of No. 42 Stalbridge Road (Gate 285) and across to the side of No.5 Derrington Avenue (Gate 258)	Hammond Street, Westminster Street, Stalbridge Road, Derrington Avenue
263	53°05'51.8"N 2°26'53.8"W	Link to Gate 263	74 Delamere Street (side)	A length of highway to the side of No.74 Delamere Street (Gate 263) which runs along the rear of the properties on Flag Lane to the side of No.16 Flag Lane (Gate 344)	Flag Lane
264	53°05'28.2"N 2°26'25.8"W	Link to Gate 264	70 Lord Street (side)	A length of highway to the side of No.70 Lord Street (Gate 264)	Lord Street
265	53°05'28.2"N 2°26'25.1"W	Link to Gate 265	60 Lord Street (side)	A length of highway to the side of No.60 Lord Street (Gate 265)	Lord Street
266	53°05'27.0"N 2°26'25.7"W	Link to Gate 266	84 Lord Street (side)	A length of highway to the side of No.84 Lord Street (Gate 266)	Lord Street
267	53°05'27.5"N 2°26'25.1"W	Link to Gate 267	71 Lord Street (side)	A length of highway to the side of No.71 Lord Street (Gate 267) which runs along the rear of the properties from No.65 to No.95	Lord Street
268	53°05'26.1"N 2°26'24.7"W	Link to Gate 268	87 Lord Street (side)	A length of highway to the side of No.87 Lord Street (Gate 268)	Lord Street
269	53°05'25.7"N 2°26'25.4"W	Link to Gate 269	104 Lord Street (side)	A length of highway to the side of No.104 Lord Street (Gate 269) which runs along the back of the properties from No.110 to No.98	Lord Street
270	53°05'16.1"N 2°26'43.6"W	Link to Gate 270	205 Nantwich Road (rear)	A length of highway to the rear of No.205 Nantwich Road (Gate 270) which runs along the rear of the properties to No.187 Nantwich Road (Gate 275)	Nantwich Road
271	53°05'17.7"N 2°26'42.3"W	Link to Gate 271	316 Walthall Street (rear)	A length of highway to the rear of No.316 Walthall Street (Gate 271) which runs along the rear of the properties on Walthall Street to the rear of No.3 Nile Street (Gate 272)	Walthall Street
272	53°05'22.7"N 2°26'42.8"W	Link to Gate 272	3 Nile Street (side)		

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273	53°05'23.1"N 2°26'42.8"W	Link to Gate 273	65 Westminster Street (rear)	A length of highway to the rear of No.65 Westminster Street (Gate 273) which runs along the rear of the properties on Westminster Street to the rear of No.35 Stalbridge Road (Gate 274)	Westminster Street
274	53°05'28.4"N 2°26'43.2"W	Link to Gate 274	35 Stalbridge Road (rear)		
275	53°05'16.8"N 2°26'40.9"W	Link to Gate 275	187 Nantwich Road (rear)	A length of highway to the rear of No.205 Nantwich Road (Gate 270) which runs along the rear of the properties to No.187 Nantwich Road (Gate 275)	Nantwich Road
276	53°05'32.3"N 2°26'41.4"W	Link to Gate 276	80 Westminster Street (side)	A length of highway to the side of No.28 Hammond Street (Gate 249) which runs along the rear of the properties on Westminster Street/Derrington Avenue to the side of No.80 Westminster Street (Gate 276), continuing down to the side of No.32 Stalbridge Road (Gate 262), across the rear of the properties on Stalbridge Road to the rear of No. 42 Stalbridge Road (Gate 285) and across to the side of No.5 Derrington Avenue (Gate 258)	Hammond Street, Westminster Street, Stalbridge Road, Derrington Avenue
277	53°05'24.1"N 2°26'40.9"W	Link to Gate 277	4 Westminster Street (side)	A length of highway to the side of No.4 Westminster Street (Gate 277) which runs along the rear of the properties on Nile Street to the side of No.1 Nelson Street (Gate 279) and continues along the rear of the properties on Westminster/Nelson Street to the side of No.48 Westminster Street (Gate 278) and to the side of No. 43 Nelson Street (Gate 280)	Westminster Street, Nelson Street, Nile Street
278	53°05'27.4"N 2°26'40.9"W	Link to Gate 278	48 Westminster Street (side)		
279	53°05'24.2"N 2°26'37.4"W	Link to Gate 279	1 Nelson Street (side)		
280	53°05'27.6"N 2°26'37.6"W	Link to Gate 280	43 Nelson Street (side)		
281	53°05'27.7"N 2°26'36.8"W	Link to Gate 281	108 Nelson Street (side)	A length of highway to the side of 108 Nelson Street (Gate 281) which runs to the side of No.110 Brooklyn Street (Gate 287) and continues along the rear of the properties on Nelson Street/Brooklyn Street to the side of No.2 Nile Street (Gate 284)	Nelson Street, Brooklyn Street, Nile Street
282	53°05'19.1"N 2°26'34.3"W	Link to Gate 282	75 Brooklyn Street (rear)	A length of highway to the rear of No.75 Brooklyn Street (Gate 282) which runs along the rear of the properties on Brooklyn Street to the rear of No. 54 Brooklyn Street (Gate 283)	Brooklyn Street
283	53°05'23.0"N 2°26'34.6"W	Link to Gate 283	54 Brooklyn Street (rear)		
284	53°05'23.4"N 2°26'34.6"W	Link to Gate 284	2 Nile Street (side)	A length of highway to the side of 108 Nelson Street (Gate 281) which runs to the side of No.110 Brooklyn Street (Gate 287) and continues along the rear of the properties on Nelson Street/Brooklyn Street to the side of No.2 Nile Street (Gate 284)	Nelson Street, Brooklyn Street, Nile Street

Alley gate PSPO – gates and link to locations and Schedule's 1 and 2

285	53°05'29.8"N 2°26'41.1"W	Link to Gate 285	42 Stalbridge Road (rear)	A length of highway to the side of No.28 Hammond Street (Gate 249) which runs along the rear of the properties on Westminster Street/Derrington Avenue to the side of No.80 Westminster Street (Gate 276), continuing down to the side of No.32 Stalbridge Road (Gate 262), across the rear of the properties on Stalbridge Road to the rear of No. 42 Stalbridge Road (Gate 285) and across to the side of No.5 Derrington Avenue (Gate 258)	Hammond Street, Westminster Street, Stalbridge Road, Derrington Avenue
286	53°05'35.7"N 2°26'34.4"W	Link to Gate 286	30 Myrtle Street (side)	A length of highway to the rear of No.60 Lawton Street (Gate 245) which runs along the rear of the properties on Lawton Street/Myrtle Street to the side of No.30 Myrtle Street (Gate 286) and continues to the side of No.4 Lawton Street (Gate 247)	Lawton Street, Myrtle Street
287	53°05'27.8"N 2°26'33.4"W	Link to Gate 287	110 Brooklyn Street (side)	A length of highway to the side of 108 Nelson Street (Gate 281) which runs to the side of No.110 Brooklyn Street (Gate 287) and continues along the rear of the properties on Nelson Street/Brooklyn Street to the side of No.2 Nile Street (Gate 284)	Nelson Street, Brooklyn Street, Nile Street
291	53°06'15.5"N 2°27'32.4"W	Link to Gate 291	40 Newcastle Street (side)	A length of highway to the side of No.40 Newcastle Street (Gate 291) to the side of No.39 Glover Street (Gate 293)	Newcastle Street, Glover Street
292	53°05'21.2"N 2°26'27.0"W	Link to Gate 292	67 Hope Street (side)	A length of highway to the side of No.67 Hope Street (Gate 292)	Hope Street
293	53°06'14.5"N 2°27'32.4"W	Link to Gate 293	39 Glover Street (side)	A length of highway to the side of No.40 Newcastle Street (Gate 291) to the side of No.39 Glover Street (Gate 293)	Newcastle Street, Glover Street
294	53°05'23.7"N 2°26'26.0"W	Link to Gate 294	20 Camm Street (side)	A length of highway to the side of No.20 Camm Street (Gate 294) which runs along the rear of the properties on Lord Street to the rear of No.132	Camm Street, Lord Street
295	53°05'22.2"N 2°26'24.7"W	Link to Gate 295	136 Lord Street (side)	A length of highway to the side of 136 Lord Street (Gate 295)	Lord Street
296	53°05'23.9"N 2°26'23.5"W	Link to Gate 296	16 Camm Street (side)	A length of highway to the side of No.16 Camm Street (Gate 296) which runs along the rear of the properties on Lord Street to the rear of No.117 Lord Street (Gate 297)	Camm Street, Lord Street
297	53°05'22.6"N 2°26'23.1"W	Link to Gate 297	117 Lord Street (rear)		
298	53°05'24.3"N 2°26'23.1"W	Link to Gate 298	4 Camm Street (side)	A length of highway to the side of 4 Camm Street (Gate 298)	Camm Street

Alley gate PSPO – gates and link to locations and Schedule's 1 and 2

299	53°05'31.1"N 2°27'09.5"W	Link to Gate 299	68 Kingsway (side)	A length of highway to the side of No.68 Kingsway (Gate 299) which runs along the rear of the properties on Franklyn Avenue/Gainsborough Road to the side of No.75 Franklyn Avenue (Gate 300) continuing to the side of No.59 Gainsborough Road (Gate 301) and on to the rear of No.39 Gainsborough Road (302)	Kingsway, Franklyn Avenue, Gainsborough Road
300	53°05'30.2"N 2°27'00.2"W	Link to Gate 300	75 Franklyn Ave (side)		
301	53°05'32.4"N 2°27'00.1"W	Link to Gate 301	59 Gainsborough Road (side)		
302	53°05'31.4"N 2°26'57.3"W	Link to Gate 302	39 Gainsborough Road (rear)		
303	53°05'31.5"N 2°26'56.2"W	Link to Gate 303	37 Gainsborough Road (rear)	A length of highway to the rear of No.37 Gainsborough Road (Gate 303) which runs along the rear of the properties on Gainsborough Road to the side of No.1 (Gate 313) continuing to the side of No.201 Ruskin Road (Gate 315) along the rear of the properties of Ruskin Road to the rear of No.185 (Gate 312)	Gainsborough Road, Ruskin Road
304	53°05'20.6"N 2°26'54.8"W	Link to Gate 304	32 Lunt Ave (side)	A length of highway to the side of No.32 Lunt Avenue (Gate 304) which runs along the rear of the properties on Lunt Avenue to the side of No.1 Yates Street (Gate 305) and continues along the rear of the properties on Yates Street to the rear side of No.29 Yates Street (Gate 306)	Lunt Avenue, Yates Street
305	53°05'21.4"N 2°26'52.9"W	Link to Gate 305	1 Yates Street (side)		
306	53°05'23.6"N 2°26'52.7"W	Link to Gate 306	29 Yates Street (side)		
307	53°05'21.3"N 2°26'52.2"W	Link to Gate 307	2 Yates Street (side)	A length of highway to the side of No.2 Yates Street (Gate 307) which runs along the rear of the properties on Lunt Avenue to the side of No.4 (Gate 308) and No.2 (Gate 314) and continues along the rear of the properties on Yates Street to the rear of No.24 Yates Street (Gate 309)	Lunt Avenue, Yates Street
308	53°05'20.5"N 2°26'50.6"W	Link to Gate 308	4 Lunt Ave (side)		
309	53°05'23.4"N 2°26'50.4"W	Link to Gate 309	24 Yates Street (rear)		
310	53°05'27.1"N 2°26'50.1"W	Link to Gate 310	151 Ruskin Road (rear)	A length of highway to the rear of No.151 Ruskin Road (Gate 310) which runs along the rear of the properties to No.183 Ruskin Road (Gate 311)	Ruskin Road
311	53°05'30.1"N 2°26'50.5"W	Link to Gate 311	183 Ruskin Road (rear)		
312	53°05'30.5"N 2°26'50.5"W	Link to Gate 312	185 Ruskin Road (rear)	A length of highway to the rear of No.37 Gainsborough Road (Gate 303) which runs along the rear of the properties on Gainsborough Road to the side of No.1 (Gate 313) continuing to the side of No.201 Ruskin Road (Gate 315) along the rear of the properties of Ruskin Road to the rear of No.185 (Gate 312)	Gainsborough Road, Ruskin Road
313	53°05'32.7"N 2°26'51.1"W	Link to Gate 313	1 Gainsborough Road (side)		
314	53°05'20.4"N 2°26'50.0"W	Link to Gate 314	2 Lunt Ave (side)	A length of highway to the side of No.2 Yates Street (Gate 307) which runs along the rear of the properties on Lunt Avenue to the side of No.4 (Gate 308) and No.2 (Gate 314) and continues along the rear of the properties on Yates Street to the rear of No.24 Yates Street (Gate 309)	Lunt Avenue, Yates Street

Alley gate PSPO – gates and link to locations and Schedule's 1 and 2

315	53°05'32.0"N 2°26'48.9"W	Link to Gate 315	201 Ruskin Road (side)	A length of highway to the rear of No.37 Gainsborough Road (Gate 303) which runs along the rear of the properties on Gainsborough Road to the side of No.1 (Gate 313) continuing to the side of No.201 Ruskin Road (Gate 315) along the rear of the properties of Ruskin Road to the rear of No.185 (Gate 312)	Gainsborough Road, Ruskin Road
316	53°05'22.2"N 2°26'46.3"W	Link to Gate 316	84 Ruskin Road (rear)	A length of highway to the rear of No.84 Ruskin Road (Gate 316) which runs along the rear of the properties on Ruskin Road/Walthall Street to the rear of No.208 Ruskin Road (Gate 318) and to the side of No.157 Walthall Street (Gate 317)	Ruskin Road, Walthall Street
317	53°05'26.6"N 2°26'45.0"W	Link to Gate 317	157 Walthall Street (side)		
318	53°05'32.8"N 2°26'47.1"W	Link to Gate 318	208 Ruskin Road (rear)		
319	53°05'08.9"N 2°27'07.9"W	Link to Gate 319	303 Nantwich Road (rear)	A length of highway to the rear of No.303 Nantwich Road (Gate 319) which runs along the rear of the properties on Nantwich Road to the rear of No.265 Nantwich Road (Gate 321) and continues along the rear of the properties on Somerville Street to the rear of No.11 Somerville Street (Gate 320)	Nantwich Road, Somerville Street
320	53°05'11.1"N 2°27'02.2"W	Link to Gate 320	11 Somerville Street (rear)		
321	53°05'10.4"N 2°27'00.3"W	Link to Gate 321	265 Nantwich Road (rear)		
322	53°05'13.9"N 2°27'02.2"W	Link to Gate 322	43 Somerville Street (side)	A length of highway to the side of No.43 Somerville Street (Gate 322) which runs along the rear of the properties on Somerville Street to the rear of No.13 Somerville Street (Gate 343)	Somerville Street
323	53°05'10.7"N 2°26'58.3"W	Link to Gate 323	17 Smallman Road (rear)	A length of highway to the side of No.17 Smallman Road (Gate 324) which runs along the rear of the properties on Somerville Street to the rear of No.17 Smallman Road (Gate 323)	Smallman Road, Somerville Street
324	53°05'11.7"N 2°26'58.8"W	Link to Gate 324	17 Smallman Road (side)		
325	53°05'12.0"N 2°26'59.2"W	Link to Gate 325	14 Somerville Street (rear)	A length of highway to the rear of 14 Somerville Street (Gate 325) which runs along the rear of the properties on Somerville Street/Carlisle Street to the rear of No.44 Somerville Street (Gate 326) and the rear of 27 Carlisle Street (Gate 327)	Somerville Street, Carlisle Street
326	53°05'14.1"N 2°27'00.3"W	Link to Gate 326	44 Somerville Street (rear)		
327	53°05'14.5"N 2°26'59.1"W	Link to Gate 327	27 Carlisle Street (side)		
328	53°05'12.1"N 2°26'55.0"W	Link to Gate 328	1 Smallman Road (rear)	A length of highway to the rear of 1 Smallman Road (Gate 328) which runs along the rear of the properties on Smallman Road to the rear of No.17	Smallman Road

Alley gate PSPO – gates and link to locations and Schedule's 1 and 2

330	53°05'13.7"N 2°26'52.1"W	Link to Gate 330	10 Smallman Road (rear)	<p>A length of highway which runs from a point 12 metres north of Tynedale Avenue northwards alongside the properties 56 and 58 Tynedale Avenue to its junction with highway (FY1070)</p> <p>A length of highway (FY1070) which runs from a point 6.9 metres south of Lunt Avenue on the east side and 4.4 metres south of Lunt Avenue on the west side in a southwards direction alongside the properties 37 and 39 Lunt Avenue and continuing eastwards to the rear of the properties 15-37 Lunt Avenue and 46-58 Tynedale Avenue to a point 27 metres west of its junction with highway (FY1069).</p> <p>A length of highway (FY1069) which runs from a point 29 metres south of its junction with Lunt Avenue southwards to the rear of the properties 57-1 Ruskin Road and 223-225 Nantwich Road and 42-20a Tynedale Avenue.</p> <p>A length of highway (FY1072) which runs from a point 5.5 metres west of its junction with Ruskin Road westwards alongside the properties 31 and 33 Ruskin Road to its junction with highway (FY1069).</p> <p>A length of highway (FY1074) which runs from a point 6 metres east of its junction with Tynedale Avenue eastwards alongside 20a and 22 Tynedale Avenue to its junction with highway (FY1069).</p> <p>A length of highway (FY1071) which runs from apppoint 1.5 metres east of the rear boundary of 10-12 Smallman Road westwards to the rear of the properties 14-32 Smallman Road.</p> <p>A length of highway to the rear of No.57 Ruskin Road (Gate 335) which runs along the back of the properties to the side of No.33 Ruskin Road (Gate 336)</p>	Lunt Avenue, Ruskin Road, Nantwich Road, Smallman Road, Carlisle Street, Tynedale Avenue
331	53°05'15.6"N 2°26'53.1"W	Link to Gate 331	20 Tynedale Ave (side)		
332	53°05'20.1"N 2°26'55.0"W	Link to Gate 332	37 Lunt Ave (side)		
333	53°05'18.1"N 2°26'55.0"W	Link to Gate 333	56 Tynedale Ave (side)		
334	53°05'13.7"N 2°26'51.7"W	Link to Gate 334	225 Nantwich Road (side)		
335	53°05'18.9"N 2°26'50.5"W	Link to Gate 335	57 Ruskin Road (rear)		
336	53°05'17.0"N 2°26'49.0"W	Link to Gate 336	33 Ruskin Road (side)	<p>A length of highway to the rear of 293 Alton Street (Gate 342) which runs along the rear of the properties on Alton Street to the side of No.33 Stewart Street (Gate 337) and continues along the rear of the properties on Stewart Street to the rear of No.25 Stewart Street (Gate 339)</p>	Alton Street, Stewart Street
337	53°05'41.8"N 2°27'22.2"W	Link to Gate 337	33 Stewart Street (side)		

Alley gate PSPO – gates and link to locations and Schedule's 1 and 2

338	53°05'15.3"N 2°26'46.9"W	Link to Gate 338	217 Nantwich Road (side)	A length of highway to the rear of 82 Ruskin Road (Gate 341) which runs along the rear of the properties on Ruskin Road to the side of No.217 Nantwich Road (Gate 338)	Ruskin Road, Nantwich Road
339	53°05'42.7"N 2°27'22.9"W	Link to Gate 339	25 Stewart Street (rear)	A length of highway to the rear of 293 Alton Street (Gate 342) which runs along the rear of the properties on Alton Street to the side of No.33 Stewart Street (Gate 337) and continues along the rear of the properties on Stewart Street to the rear of No.25 Stewart Street (Gate 339)	Alton Street, Stewart Street
340	53°05'16.4"N 2°26'46.6"W	Link to Gate 340	14 Ruskin Road (rear)	A length of highway to the rear of No.14 Ruskin Road (Gate 340) which runs to the rear of No.275 Walthall Street (Gate 351)	Ruskin Road, Walthall Street
341	53°05'21.9"N 2°26'46.4"W	Link to Gate 341	82 Ruskin Road (rear)	A length of highway to the rear of 82 Ruskin Road (Gate 341) which runs along the rear of the properties on Ruskin Road to the side of No.217 Nantwich Road (Gate 338)	Ruskin Road, Nantwich Road
342	53°05'42.4"N 2°27'26.4"W	Link to Gate 342	293 Alton Street (rear)	A length of highway to the rear of 293 Alton Street (Gate 342) which runs along the rear of the properties on Alton Street to the side of No.33 Stewart Street (Gate 337) and continues along the rear of the properties on Stewart Street to the rear of No.25 Stewart Street (Gate 339)	Alton Street, Stewart Street
343	53°05'11.4"N 2°27'02.2"W	Link to Gate 343	13 Somerville Street (rear)	A length of highway to the side of No.43 Somerville Street (Gate 322) which runs along the rear of the properties on Somerville Street to the rear of No.13 Somerville Street (Gate 343)	Somerville Street
344	53°05'55.1"N 2°26'52.9"W	Link to Gate 344	16 Flag Lane Side	A length of highway to the side of No.74 Delamere Street (Gate 263) which runs along the rear of the properties on Flag Lane to the side of No.16 Flag Lane (Gate 344)	Flag Lane
346	53°06'08.3"N 2°27'34.1"W	Link to Gate 346	316 West Street (side)	A length of highway to the side of No.316 West Street (Gate 346) which runs along the rear of the properties to the rear of No.156a West Street (Gate 347)	West Street
347	53°06'06.9"N 2°27'19.1"W	Link to Gate 347	156a West Street (rear)		
350	53°06'04.2"N 2°26'44.9"W	Link to Gate 350	100 Meredith Street (Side)	A length of highway to the side of No.100 Meredith Street (Gate 350) which runs along the rear of the properties to the rear of No.96	Meredith Street
351	53°05'15.6"N 2°26'45.4"W	Link to Gate 351	275 Walthall Street (side)	A length of highway to the rear of No.14 Ruskin Road (Gate 340) which runs to the rear of No.275 Walthall Street (Gate 351)	Ruskin Road, Walthall Street
352	53°06'00.8"N 2°27'12.0"W	Link to Gate 352	73 Ramsbottom Street (side)	A length of highway to the rear of No.53 Ramsbottom Street (Gate 109) which runs along the rear of the properties of Ramsbottom Street to the side of No.73 Ramsbottom Street (Gate 352) and continues to the rear of No.147 Richard Moon Street (Gate 110)	Ramsbottom Street

Alley gate PSPO – gates and link to locations and Schedule's 1 and 2

353	53°06'27.0"N 2°26'45.4"W	Link to Gate 353	228 Broad Street (rear)	A length of highway to the rear of No.228 Broad Street (Gate 353) which runs along the rear of the properties to the rear of No.254 Broad Street (Gate 354)	Broad Street
354	53°06'28.7"N 2°26'44.4"W	Link to Gate 354	254 Broad Street (rear)		
355	53°06'10.5"N 2°27'23.9"W	Link to Gate 355	17 Underwood Lane (rear)	A length of highway to the rear of No.17 Underwood Lane (Gate 355) which runs along the rear of the properties on Underwood Lane to the side of No.2 Leighton Street (Gate 356)	Underwood Lane, Leighton Street
356	53°06'11.7"N 2°27'23.7"W	Link to Gate 356	2 Leighton Street (side)		
357	53°05'13.4"N 2°26'24.9"W	Link to Gate 357	87 Catherine Street (rear)	A length of highway to the rear of 87 Catherine Street (Gate 357) which runs to the rear of 85 Catherine Street (Gate 358)	Catherine Street
358	53°05'13.5"N 2°26'24.4"W	Link to Gate 358	85 Catherine Street (rear)		
359	53°05'03.9"N 2°26'17.5"W	Link to Gate 359	42 Laura Street (rear)	<p>A length of highway which runs from a point approximately 2.90 metres south of Laura Street southwards alongside the western boundary of 2 Laura Street and the eastern boundary of 4 Laura street; and to the rear of 160-170 Gresty Road (FY1284).</p> <p>A length of highway which runs from a point approximately 2 metres east of its junction with highway FY1286 on its north side and from its junction with highway FY1286 on its south side in a westwards direction to the rear of the properties 42-4 Laura Street and 24-2 Claughton Avenue (FY1285).</p>	Laura Street, Gresty Road, and Claughton Avenue.
360	53°05'05.5"N 2°26'11.9"W	Link to Gate 360	2 Laura Street (rear)		
361	53°05'17.6"N 2°26'20.1"W	Link to Gate 361	23 Chambers Street (side)	A length of highway to the side of 23 Chambers Street (Gate 361)	Chambers Street
362	53°05'17.2"N 2°26'19.9"W	Link to Gate 362	29 Chambers Street (side)	A length of highway to the side of 29 Chambers Street (Gate 362)	Chambers Street
363	53°05'16.7"N 2°26'19.5"W	Link to Gate 363	39 Chambers Street (side)	A length of highway to the side of 39 Chambers Street (Gate 363)	Chambers Street
364	53°05'15.8"N 2°26'19.0"W	Link to Gate 364	53 Chambers Street (side)	A length of highway to the side of 53 Chambers Street (Gate 364)	Chambers Street
365	53°05'15.2"N 2°26'18.6"W	Link to Gate 365	65 Chambers Street (side)	A length of highway to the side of 65 Chambers Street (Gate 365)	Chambers Street
366	53°05'46.2"N 2°26'58.7"W	Link to Gate 366	12 Bridle Road (side)	A length of highway to the side of No.12 Bridle Road (Gate 366) which runs along the rear of the properties on Bridle Road to the side of No.6 Lewis Street (Gate 367) and continues along the rear of the properties on Lewis Street to the side of No.20 Lewis Street (Gate 368)	Bridle Road, Lewis Street
367	53°05'44.9"N 2°26'59.1"W	Link to Gate 367	6 Lewis Street (side)		
368	53°05'44.9"N 2°26'57.1"W	Link to Gate 368	20 Lewis Street (side)		

Alley gate PSPO – gates and link to locations and Schedule's 1 and 2

369	53°05'44.0"N 2°27'00.9"W	Link to Gate 369	38 Bridle Road (side)	A length of highway to the side of No.38 Bridle Road (Gate 369) which runs along the rear of the properties on Lewis Street to the side of No.89 Flag Lane (Gate 370)	Bridle Road, Lewis Street, Flag Lane
370	53°05'43.8"N 2°26'56.0"W	Link to Gate 370	89 Flag Lane (side)		
371	53°05'44.4"N 2°26'54.2"W	Link to Gate 371	7 Lewis Street (side)	A length of highway to the side of 7 Lewis Street (Gate 371)	Lewis Street
372	53°05'43.6"N 2°26'55.3"W	Link to Gate 372	118 Flag Lane (side)	A length of highway to the side of 118 Flag Lane (Gate 372)	Flag Lane
373	53°06'13.9"N 2°27'23.4"W	Link to Gate 373	1 Vernon Street (side)	A length of highway to the side of 1 Vernon Street (Gate 373)	Vernon Street, Underwood Lane
374	53°05'19.2"N 2°26'51.7"W	Link to Gate 374	116 Lord Street (rear)	A length of highway to the rear of 116 Lord Street (Gate 374)	Lord Street
375	53°05'19.2"N 2°26'51.7"W	Link to Gate 375	13 Lunt Ave (rear)	A length of highway to the rear of No.13 Lunt Avenue (Gate 375) which runs along the rear of the properties on Lunt Avenue to the rear of No.59 Ruskin Road	Lunt Avenue, Ruskin Road
380	53°15'16.6"N 2°07'39.2"W	Link to gate 380	(Footpath No97, Macclesfield Buckley St to Vincent St)	Public footpath number 97, Macclesfield: from Vincent Street (opposite number 72) to Buckley Street (opposite number 19)	Vincent Street, Brown Street and Buckley Street, Macclesfield
381	53°15'16.6"N 2°07'39.2"W	Link to Gate 381	(Footpath No97, Macclesfield Buckley St to Vincent St)		
382	53°11'31.0"N 2°26'53.4"W	Link to Beech Street Gate	Beech Street to West Street, Middlewich, CW10 9BL	A length of highway which runs south easterly from in between the rear of 24 St Anne's Road and side of 2 West Street down to its junction, whereby it runs north easterly in between the rear of properties on West street and Beech Street ending to the rear of West End Cottage and 19 Beech Street.	Beech Street and West Street, Middlewich
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Public Spaces Protection Order (PSPO) Consultation Headlines results

- All three consultations (Borough wide, and Carrs Park, Wilmslow Dog Fouling & Dog Control PSPO's and Alley Gating PSPO's) were opened on Wednesday 26th July 2023 and closed at 9am on Wednesday 6th September 2023.
- The Consultations were available to complete digitally via our website, weblinks/QR codes. Contact numbers and email addresses were also provided for those who would like to request a paper copy of the consultation or complete over the phone.
- PDF copies of the councils' intentions for each order were circulated to all key stake holders, these could be printed off and displayed as required to alert members of public to the consultations. The key stake holders included; Ward Members, Town and Parish Councils, PCC and Police, Libraries and Leisure Centres, CEC parks, green and country side spaces (including private landowners such as the national trust), the Dogs Trust, all members of our Multi-Agency Action Group (MAAG) which include fire service, registered providers and community safety representatives and the Safer Cheshire East Partnership (SCEP). In addition to this a press release was also sent out to advertise the consultation and encourage responses and individual ward members with gated alleyways within their wards were also notified. The press release can be viewed on the attached link: [07/08/2023 - Provide your feedback on our Public Space Protection Order consultations \(cheshireeast.gov.uk\)](https://www.cheshireeast.gov.uk/news/07/08/2023-provide-your-feedback-on-our-public-space-protection-order-consultations)
- **Carrs Park Dog Fouling and Dog Control PSPO:** 29 responses so far have been received, **75.8%** strongly agreed or agreed that the order should be extended. **20.6%** either disagreed or strongly disagreed with the order being allowed to extend.
- **Borough Wide Dog Fouling and Dog Control PSPO:** 33 responses so far have been received, **84.8%** strongly agreed or agreed that the order should be extended. **9%** either disagreed or strongly disagreed with the order being allowed to extend. The borough wide PSPO also asked respondents whether they would support in the future further restrictions on the current order. Over **69%** of the respondents indicated that they would like to see the following restrictions in the future:





- ❖ Restriction on the number of dogs per owner that can be taken out into public spaces at one time
 - ❖ A requirement that a dog owner should be able to present to an authorised officer evidence of means by which they intend to clear up after their dog (e.g. dog poo bag)
 - ❖ A requirement that a dog should remain on a lead at all times in certain areas of the borough (e.g. parks)
 - ❖ “No dogs” allowed areas (e.g. enclosed children’s play areas)
- **Alley gate PSPO:** The consultation required members of public to comment if they did not agree with the councils’ intentions to extend and vary the current order. An email was received via the ASB Team enquiring about the gates and their purpose and legislation in which they had been gated under restricting public access, the ASB Team will respond to this enquiry accordingly. A response was also received via email from a local ward Cllr to confirm that they were in full support of the extension of the order.
 - Of those that chose to respond to the question for the **Carr’s Park Dog PSPO** 96.4% identified as residents and 3.5% identified as Ward Cllrs or Town/Parish Cllr’s. Of those that chose to respond to the question for the **Borough Wide Dog PSPO** 81.8% identified as local residents and 15.5% identified as Ward Cllrs or Town/Parish Cllr’s.
 - There is a currently a good balance of Male/Female and age band respondents, however, there does not so far appear to be any responses under the age of 35 unless they are in the “prefer not to say” category.
 - Separate responses were received from the PCC’s office and the Dogs Trust. The PCC’s office confirmed receipt of the councils’ intentions and confirmed that they were happy with the proposals and had no further comment. The Dogs Trust provided a letter of support of the Council’s intentions with the dog related orders which is supplied below.









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- The responses are lower than other years, however this is consistent with previous consultations whereby the orders are not “new orders” but more extensions of original orders with no or very little change. Responses tend to be higher when new orders are being introduced or significant changes are being made to existing orders that might impact on different areas and different groups/communities.
- Summary tables are supplied below of the main response results around the Dog Fouling and Dog Control PSPO's. As no on-line objections were completed for the alley gating orders there are no tables to show.

Borough Wide Dog Fouling and Dog Control Consultation:







How strongly do you agree or disagree with the extension of the councils current borough wide Dog Fouling and Dog Control PSPO and the area it covers? Please select one option only				
			Response Percent	Response Total
1	Strongly agree		75.76%	25
2	Tend to agree		9.09%	3
3	Neither agree nor disagree		6.06%	2
4	Tend to disagree		0.00%	0
5	Strongly disagree		9.09%	3
6	Not sure/ Don't know		0.00%	0
			answered	33

Which of the following locations/areas would you like to be specifically or generally covered in any future reviews of the PSPO for dog fouling and dog control? Please select all that apply				
Answer Choices			Response Percent	Response Total
1	Restriction on the number of dogs per owner that can be taken out into public spaces at one time		78.79%	26
2	A requirement that a dog owner should be able to present to an authorised officer evidence of means by which they intend to clear up after their dog (e.g. dog poo bag)		87.88%	29
3	A requirement that a dog should remain on a lead at all times in certain areas of the borough (e.g. parks)		69.70%	23
4	"No dogs" allowed areas (e.g. enclosed children's play areas)		84.85%	28
5	None of the above		3.03%	1
6	Other (please specify):		6.06%	2
			answered	33






Which of the following best describes how you are you responding to this consultation: Please tick one box only				
Answer Choices			Response Percent	Response Total
1	As an individual (e.g. local resident)		81.82%	27
2	As a Cheshire East Council employee		0.00%	0
3	On behalf of a group, organisation or club		3.03%	1
4	On behalf of a local business		0.00%	0
5	As an elected Cheshire East Ward Councillor, or Town/Parish Councillor		15.15%	5
6	I would prefer not to say		0.00%	0
			answered	33

Which of the following best describes you? Please select one option only				
Answer Choices			Response Percent	Response Total
1	Male		62.50%	20
2	Female		34.38%	11
3	Prefer not to say		3.13%	1
4	Prefer to self describe (please write in the box below):		0.00%	0

7. What age group do you belong to? Please select one option only

Answer Choices			Response Percent	Response Total
1	16-24		0.00%	0
2	25-34		0.00%	0
3	35-44		9.38%	3
4	45-54		12.50%	4
5	55-64		31.25%	10
6	65-74		25.00%	8
7	75-84		15.63%	5
8	85 and over		0.00%	0
9	Prefer not to say		6.25%	2

Carrs Park Dog Fouling and Dog Control PSPO:







How strongly do you agree or disagree with the extension of the councils current Carrs Park, Wilmslow Dog Fouling and Dog Control Public Spaces Protection Order? Please select one option only			Response Percent	Response Total
1	Strongly agree		68.97%	20
2	Tend to agree		6.90%	2
3	Neither agree nor disagree		3.45%	1
4	Tend to disagree		6.90%	2
5	Strongly disagree		13.79%	4
6	Unsure/ Don't know		0.00%	0
			answered	29

Which of the following best describes how you are you responding to this consultation: Please tick one box only

Answer Choices			Response Percent	Response Total
1	As an individual (e.g. local resident)		96.43%	27
2	As a Cheshire East Council employee		0.00%	0
3	On behalf of a group, organisation or club		0.00%	0
4	On behalf of a local business		0.00%	0
5	As an elected Cheshire East Ward Councillor, or Town/Parish Councillor		3.57%	1
6	I would prefer not to say		0.00%	0

Which of the following best describes you? Please select one option only

Answer Choices			Response Percent	Response Total
1	Male		67.86%	19
2	Female		28.57%	8
3	Prefer not to say		3.57%	1
4	Prefer to self describe (please write in the box below):		0.00%	0

What age group do you belong to? Please select one option only				
Answer Choices			Response Percent	Response Total
1	16-24		0.00%	0
2	25-34		0.00%	0
3	35-44		17.86%	5
4	45-54		14.29%	4
5	55-64		21.43%	6
6	65-74		28.57%	8
7	75-84		3.57%	1
8	85 and over		0.00%	0
9	Prefer not to say		14.29%	4

Open ended questions summary:

In Summary the main comments in relation to the Dog Fouling and Dog Control Orders both Borough wide and in Carrs Park were as follows the below were areas that received more than one comment and were from those in support of and also those against the council's intentions:

- ❖ Multiple responses suggested that there was not enough enforcement of the orders already in place
- ❖ Some suggested that more enhanced restrictions/requirements were needed (e.g. dogs on lead at all times/bans of dogs in enclosed MUGA's/Childrens play areas)
- ❖ Suggestions that the PSPO's should cover other areas of ASB such as littering and use of BBQ's.
- ❖ Some stated that they felt the orders were not required and the majority were being punished to tackle the minority.
- ❖ More signage in areas alerting to the rules and restrictions.

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Equality Impact Assessment (EIA)

Engagement and our equality duty

Whilst [the Gunning Principles](#) set out the rules for consulting ‘everyone’, additional requirements are in place to avoid discrimination and inequality.

Cheshire East Council is required to comply with the Equality Act 2010 and the Public Sector Equality Duty. The Equality Act 2010 simplified previous anti-discrimination laws with a single piece of legislation. Within the Act, the Public Sector Equality Duty (Section 149) has three aims. It requires public bodies to have due regard to the need to:

- eliminate unlawful discrimination, harassment, victimisation and any other conduct prohibited by the Act, by consciously thinking about equality when making decisions (such as in developing policy, delivering services and commissioning from others)
- advance equality of opportunity between people who share a protected characteristic and people who do not share it, by removing disadvantages, meeting their specific needs, and encouraging their participation in public life
- foster good relations between people who share a protected characteristic and people who do not

The Equality Duty helps public bodies to deliver their overall objectives for public services, and as such should be approached as a positive opportunity to support good decision-making.

It encourages public bodies to understand how different people will be affected by their activities so that policies and services are appropriate and accessible to all and meet different people’s needs. By understanding the effect of their activities on different people, and how inclusive public services can support and open up people’s opportunities, public bodies are better placed to deliver policies and services that are efficient and effective.

Complying with the Equality Duty may involve treating some people better than others, as far as this is allowed by discrimination law. For example, it may involve providing a service in a way which is appropriate for people who share a protected characteristic, such as providing computer training to all people to help them access information and services.

The Equality Act identifies nine ‘protected characteristics’ and makes it a legal requirement to make sure that people with these characteristics are protected from discrimination:

- Age
- Disability
- Gender reassignment
- Marriage and civil partnerships
- Pregnancy and maternity
- Race
- Religion or belief
- Sex
- Sexual orientation

Applying the equality duty to engagement

If you are developing a new policy, strategy or programme you may need to carry out an Equality Impact Assessment. You may be able to ascertain the impact of your proposal on different characteristics through desk-based research and learning from similar programmes, but you also need to carry out some primary research and engagement. People with protected characteristics are often described as ‘hard to reach’ but you will find everyone can be reached – you just need to tailor your approach, so it is accessible for them.

Contacting the [Equality and Diversity mailbox](#) will help you to understand how you can gain insight as to the impacts of your proposals and will ensure that you help the Council to comply with the Equality Act 2010 and the Public Sector Equality Duty.

Section 1 – Details of the service, service change, decommissioning of the service, strategy, function or procedure

Proposal Title	Extension and variation of Alley Gate Public Spaces Protection Order (PSPO)
Date of Assessment	03/08/2023
Assessment Lead Officer Name	Laura Woodrow-Hirst
Directorate/Service	Neighbourhood Services
Details of the service, service change, decommissioning of the service, strategy, function or procedure.	<p>This EIA relates to the now completed consultation process and proposal to extend and where applicable vary, the alley gate PSPO. Which was due to be reviewed and extended in accordance with statutory guidance.</p> <p>PSPO's specify an area where activities are taking place that may negatively affect the local community's quality of life. PSPO's impose conditions or restrictions on people using that area, such as alcohol bans or putting up gates (since 2014 PSPO's have replaced Gating Orders). Breach of a PSPO may be a criminal offence punishable by fixed penalty notice or prosecution.</p> <p>PSPO's were introduced as part of the 2014 Anti-Social Behaviour Crime and Policing Act (ASBCPA). The Highways Act (Gating Orders) (England) Regulations 2006 came into operation on 1 April 2006 and allowed for the installation of gates on the highway to address anti-social behaviour (ASB), reduce the number of household burglaries and reduce other incidents of criminality. Since that time Cheshire East Council introduced a number of Gating Orders, mainly across areas of Crewe with the exception of one in Middlewich and a further one in Macclesfield.</p> <p>The ASBPCA came into force in October 2014 and introduced streamlined tools and powers to address ASB. By virtue of section 75 (2) within 3 years of the commencement of the Act (that is by 1st October 2017) all existing gating orders across Cheshire East automatically transitioned into PSPO's.</p>

The legislation stipulates Local Authorities must review any existing PSPO's within a three-year period. In 2020 are main gated areas were reviewed and extended. As this was during the Pandemic and subsequent lockdowns it was hard to undertake a thorough review of the orders so proposals to extend the main areas were made with a view to further reviewing all areas during the next review period during 2023. The review is due before October 2023 so the council are currently undergoing a period of consultation and will be taking our recommendations to our Environment and Communities Committee for a decision ahead of the expiration dates of the current PSPO.

In summary, the council intends to extend the current order, and also vary the order to add on and include all current gated areas in adopted and unadopted alleyways so as the order covers all.

Consultation process:

Before introducing, extending, varying or discharging a PSPO, there are requirements under the ASBCPA regarding consultation.

The Council is obliged to consult with the local chief officer of police; the police and crime commissioner; owners or occupiers of land within the affected area where reasonably practicable, and appropriate community representatives. Any county councils (where the Order is being made by a district), parish or community councils that are in the proposed area covered by the PSPO must be notified.

There are additional requirements under the ASBCPA regarding Orders that restrict public rights of way over a highway. Beyond this, and the broad requirements above, the Council can determine what an appropriate consultation process might entail.

Consideration has been given to the length of the consultation process to ensure all parties are given the opportunity to engage and whether consultation could affect people on the basis of 'protected characteristics'.

	<p>Consultations over our intentions will be primarily via our webpage, social media and local media releases, within information sent to all of our key stakeholders including Members, Ward, Parish and Town. Members of public will have the option to request a paper copy of our draft orders and consultation should they require them, or to complete the consultation over the phone with a member of the Anti-Social Behaviour Team.</p> <p>Copies of PDF “notice to extend” with links to our consultation and webpages for further information have been sent to key stakeholders and all Members so as where practicable and should they choose to, they can share electronically or print off and display in communal areas.</p>
Who is Affected?	<p>Members of public who are living next to or alongside the gated alleyways identified in the proposed schedule, members of public who may have, in the past (prior to 2010) used the alleyways to commute from one area to the other and also the below main stakeholders:</p> <p>Employees (in particular ANSA and the Library service who assist with the repair, maintenance and key supply in relation to the gated areas), all ward members whereby gates are within, Town and Parish Councils whereby gates are within, partners (MAAG partners).</p> <p>For those not adhering to the orders, Breach of any of the prohibitions is a criminal offence and would be dealt with either by means of a Fixed Penalty Notice of £100 in line with the fine levels for a breach of a PSPO in Cheshire East or on summary conviction, a fine not exceeding level 3 on the standard scale, namely £1000.</p> <p>The gates over alleyways themselves do have potential to impact on those with a disability if they struggle to open or shut the gates due to a physical or visual disability for example. There are electric gates fitted in some of the areas due to this whereby the section of gated alleyway is a main exit and entrance and would have normally been accessible to the person/s with a disability.</p>
Links and impact on other services, strategies, functions or procedures.	<p>As these orders have been in place for several years under the relevant legislation at the time, it is not expected that the extension and variation of the current order to include all gates that are already in place</p>

	<p>will impact any differently on other services, functions or procedures as these will all remain the same as they have done since 2009/2010.</p> <p>The proposals supports the following in relation to the corporate plan:</p> <p>An open and enabling organisation - Priority: Support a sustainable financial future for the council, through service development, improvement and transformation.</p> <p>A council which empowers and cares about people - Priority: Work together with our residents and our partners to support people and communities to be strong and resilient.</p> <p>A thriving and sustainable place - Priority: Reduce impact on the environment</p>
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<p>How does the service, service change, strategy, function or procedure help the Council meet the requirements of the Public Sector Equality Duty?</p>	<p>The objective is to provide an opportunity to enhance the quality of life for local residents for a further 3 year period and further support the local community in placing their safety as a priority. It is not anticipated that the continuation and varying of a gating PSPO will affect or unfairly disadvantage any particular group, however this will be reviewed through the consultation process. The continuation of a PSPO In these areas will allow existing conditions to merely be extended for a further 3 years.</p> <p>The consultation process was designed to allow those who are not happy with our intentions to make a representation to the Council around this. There were several methods in which an objection to our proposals can be made, via our website which can be translated as well, over the telephone, in writing or by requesting a hard copy of the consultation to post back to the team. Copies of our notice of intent have also been sent to all ward Cllrs who will be able to advise and further notify their constituents.</p> <p>No formal objection responses were received during the consultation period.</p>
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Section 2- Information – What do you know?

What do you know?	What information (qualitative and quantitative) and/or research have you used to commission/change/decommission the service, strategy, function, or procedure?
<p>Information you used</p>	<p>Currently we are not looking to change any of the original order other than to vary the existing order to add all of the gated areas onto the list that have been gated since 2009/2010 and are satisfied that the legislation used still applies and we are undertaking the relevant consultations and reviews of the orders to allow them to be extended and varied.</p> <p>The ASB Crime and Policing Act 2014 has as always guided us in relation to the legal process for these reviews of the orders and what is required. In addition to this we are also guided by the councils corporate and our service specific enforcement policies and the Councils PSPO internal procedure. The results of the public consultation with also guide and inform on the decision-making process in relation to whether the proposals around these orders are to be approved.</p> <p>No formal objection responses were received during the consultation period, it is anticipated that this is due to the gates being in place for a number of years now, and that the councils' proposals are that this is not to change. This is not unusual as there were no objections during the last consultation for the same during 2020.</p>

	There are clear reporting mechanisms for the gates already in place if there are issues or concerns with the gates. Those who are entitled to keys for the gates are also able to request, pay for and collect these as well. There has not been any information received in relation to matters concerning those with protected characteristics in relation to these gated areas and the proposals at this stage.
Gaps in your Information	No formal objections were received in relation to the councils proposal and there has been no additional feedback/information in relation to those living within the gated areas with protected characteristics.

3. What did people tell you?

What did people tell you	What consultation and engagement activities have you already undertaken and what did people tell you? Is there any feedback from other local and/or external regional/national consultations that could be included in your assessment?
Details and dates of the consultation/s and/or engagement activities	<p>Ahead of public consultation the councils PSPO procedure was followed. Our intentions were discussed at our Multi-Agency Action Group (MAAG) in May 2023, of which those in attendance agreed to process to draft extensions and public consultation approval process. The Council's intentions were also circulated to all MAAG partners that were unable to attend May's meeting via minutes of the meeting held 4th May 2023.</p> <p>Our legal team were consulted with in relation to the notice of extension and variation of the order and also the draft order and detailed schedule that would be shared during public consultation. Permission to consult was granted as per the Council's PSPO procedures.</p> <p>A consultation was launched on the 26th July in relation to the alley gate PSPO. Legislative guidance stipulates that consultations should last no less than 4 weeks. We ran this consultation for 6 weeks, closing at 9am on the 6th September 2023. Members of public were invited to inform the council if they objected to the proposals around existing gated alleyways. Those living in the gated areas specifically were invited to read the proposals and inform the council if they objected to them. Ward members of those areas and the local town councils were also invited to share the information on their different platforms as well.</p>

	<p>All MAAG Partners, and key stakeholders were informed of the various methods of consultation which included PDF's copies of the councils "notice of intent" which could be circulated to residents/members of public/businesses etc as those in receipt of saw fit. Included on the notice of intent was a QR code and written web link to an online version of the consultation, and also an email address and phone number should alternate methods of feeding back an objection be requested.</p> <p>In addition to this a press article encouraging participation was released with all of the methods of getting in touch highlighted, and paper copies of the notices of intent were displayed in relevant libraries, and leisure centres.</p> <p>There were no formal responses received in relation to objections around the proposed extension and variation of the order. There was one email received highlighting concerns in general over gating access to sections of highways sent to the ASB Team mailbox rather than as a consultation response. However, this response did not include any reference to impacts upon those who share one or more protected characteristics.</p> <p>This will be responded to outside of the formal response as the concerns raised are in relation to legislative questions. We have also used the facts that previous public consultations in relation to this order and extension of have not received negative feedback so far. Our intentions were also circulated to our MAAG members and key stakeholders including separate emails to individual ward members and town councils whereby there were gated areas with their geographical areas ahead of the launch of the public consultation and no negative feedback was received on our intentions to pursue an extension and variation of the order.</p>
Gaps in consultation and engagement feedback	<p>Although no formal objections were received, some enquiries in general were made in relation to some members of public thinking that we were proposing to "gate" new stretches of public highway. Rather than just extend original orders. It may be in the future worth considering if there is any possible way of making it clearer that the consultation is just for existing alleyways. Even these enquiries were very low though and to our main ASB mailbox rather than our formal consultation response methods, some may have just read the proposal incorrectly and were responded to accordingly.</p>

4. Review of information, consultation feedback and equality analysis

Protected characteristics groups from the Equality Act 2010	What do you know? Summary of information used to inform the proposal	What did people tell you? Summary of customer and/or staff feedback	What does this mean? Impacts identified from the information and feedback (actual and potential). These can be either positive, negative or have no impact.
Age	No anticipated negative impacts have been identified at this stage	No feedback received specifically in relation to age	The PSPO is not age specific and apply equally to all age groups.
Disability	No anticipated negative impacts have been identified at this stage. There are process in place to allow any member of public to contact us if they had any concerns in relation to their gated area. Where concerns were raised during implementation of the gates, adjustments were made accordingly for those who required additional access needs, whereby the gated area was their primary access.	No feedback was received specifically in relation to disability.	<p>The Council would address any disability concerns and put additional support measures in place, as required through prevention, education and sign posting to other agencies where necessary.</p> <p>There are electric gates fitted in some of the areas where the section of gated alleyway is a main exit and entrance and would have normally been accessible to the person/s with a disability.</p> <p>Any request for this modification will be assessed when made.</p>
Gender reassignment	No particular negative impacts have been identified at this stage.	No feedback was received in relation to gender reassignment	The PSPO is not gender specific and applies equally to both women and men

Pregnancy and maternity	No particular negative impacts have been identified at this stage.	No relevant feedback received specifically in relation to pregnancy and maternity	None of the conditions of the PSPO specifically targets those who are pregnant/undertaking maternity leave.
Race/ethnicity	No particular negative impacts have been identified at this stage .	No feedback was received specifically in relation to race/ethnicity	Members of the public will be treated fairly and equally regardless of race
Religion or belief	No particular negative impacts have been identified at this stage.	No feedback was received specifically in relation to religion or belief	Members of the public will be treated fairly and equally regardless of their religious beliefs
Sex	No particular negative impacts have been identified at this stage.	No feedback was received specifically in relation to sex	Members of the public will be treated fairly and equally regardless of sex/gender
Sexual orientation	No particular negative impacts have been identified at this stage.	No feedback was received specifically in relation to sexual orientation	Members of the public will be treated fairly and equally regardless of their sexual orientation
Marriage and civil partnership	No particular negative impacts have been identified at this stage.	No feedback was received specifically in relation to marriage and civil partnership	Members of the public will be treated fairly and equally regardless of their Marriage/civil partnership status.

5. Justification, Mitigation and Actions

Mitigation	What can you do?
	Actions to mitigate any negative impacts or further enhance positive impacts
Please provide justification for the proposal if negative impacts have been identified? Are there any actions that could be undertaken to mitigate, reduce or remove negative impacts?	No negative impacts were received as a result of the consultation on the councils proposals to extend the current PSPO. There are mitigating factors that would allow these in a protected characteristic to make representations to the council if they felt that they were impacted negatively as a result of the current gated areas. Where this has been received in

<p>Have all available options been explored? Please include details of alternative options and why they couldn't be considered?</p> <p>Please include details of how positive impacts could be further enhanced, if possible?</p>	<p>the past the council have assessed the requests and where required, made required adjustments (for instance installing electronically operated gates).</p> <p>The order could be further enhanced in the future if other requirements were considered within these gated areas, so for instance; legal requirements to keep the gates locked, so as to further ensure vulnerable members of the community are protected by better compliance in relation to the gates being locked, requirements in relation to not obstructing the alleyway blocking access, and requirements around the presentation and storage of domestic waste receptacles/wheeled bins. This would require lot more consultation and background work if the council were to consider criminalising these behaviours. Considerations around resource and ability to enforce such an enhanced order would also have to be taken into account.</p>
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6. Monitoring and Review -


Monitoring and review	How will the impact of the service, service change, decommissioning of the service, strategy, function or procedure be monitored? How will actions to mitigate negative impacts be monitored? Date for review of the EIA
Details of monitoring activities	<p>The order will be monitored in line with our alley gate repairs reporting system and alley gate key requests. There are clear contact methods for those wishing to raise concerns about the alley gates from reporting faults, viewing any current orders in place or consultations that are live to requesting a key for an Alleygate.</p> <p>Repair costs and gate safety reviews will take place as required and information around these will be used to assess the continuation of the gates in each area as we move forward. This EIA will be reviewed in no more than 6 months following closure of the consultation on the 7th September 2023.</p>

Date and responsible officer for the review of the EIA	Please include the date, responsible officer and department. It is recommended that the EIA be reviewed approximately 6 months after it has been signed off. January 2024 – Laura Woodrow-Hirst
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7. Sign Off

When you have completed your EIA, it should be sent to the [Equality, Diversity and Inclusion Mailbox](#) for review. If your EIA is approved, it must then be signed off by a senior manager within your Department (Head of Service or above).

Once the EIA has been signed off, please forward a copy to the Equality, Diversity and Inclusion Officer to be published on the website. For Transparency, we are committed to publishing all Equality Impact Assessments relating to public engagement.

Name	Christopher Allman
Signature	
Date	18.09.23

8. Help and Support

For support and advice please contact EqualityandInclusion@cheshireeast.gov.uk

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OPEN/NOT FOR PUBLICATION

By virtue of paragraph(s) X of Part 1 Schedule 1 of the Local Government Act 1972.

**Environment and Communities
Committee****28 September 2023****Procurement of a Football Development
Partner for King George V playing field
Crewe.**

Report of: Peter Skates- Acting Executive Director Place**Report Reference No: EC/20/23-24****Ward(s) Affected: Crewe South****Purpose of Report**

- 1 To update the Committee on the development of the proposed new all weather (3G) pitch and improvements to the clubhouse (Pavilion) at King George V Playing Fields and to seek the necessary delegations to enable the Scheme to continue moving forward promptly.

Executive Summary

- 2 The report is intended to update members of the committee on the current progress of the project and seek approval to the principal of procuring a development partner to take forward a grant application to the Football Foundation for a new facility at King George V Playing Fields.
- 3 This is alongside seeking delegated authority to progress the project through to the procurement of a development partner to subsequently apply for a Football Foundation grant towards the delivery of the project.
- 4 The councils Playing Pitch Strategy identifies a shortfall of two 3G pitches within the Crewe area, this project will help to reduce this shortfall.
- 5 The cost of the overall project is to be cost neutral to the council and it is expected that a substantial proportion of the funding for the scheme

will be obtained in the form of a grant from the Football Foundation. With the balance coming from allocated S106 developer contributions and the development partner.

- 6 The remaining delegated approvals sought are required relating to the disposal of land on which the facility is proposed to be constructed specifically public open space.

RECOMMENDATIONS

The Environment and Communities committee is recommended to:

1. Approve the undertaking of a competitive procurement exercise for the appointment of a Football Development Partner to work in partnership with the Council in delivering the scheme;
2. Delegate authority to the Head of Neighbourhood services to enter into the agreement with a development partner;
3. Delegate authority to the Director of Environment and Neighbourhood Services to undertake any public consultation on the proposal that maybe required in support of a subsequent planning application;
4. Delegate authority to the Director of Finance and Customers Services to authorise the entering into a grant agreement for the scheme once the final terms and conditions of funding are known and subject to all of the required statutory consents being in place and;
5. Delegate authority to the Director of Environment and Neighbourhood Services in consultation with the Chair of Environment and Communities Committee and the Chair of Economy and Growth Committee to authorise the formal advertising of disposal of open space, prior to entering into a formal agreement with a development partner.

Background

- 7 The project is a unique opportunity for the Council to drive forward its provision of both football pitches and facilities within Crewe by working with a local development partner and the Football Foundation.
- 8 The councils Playing Pitch Strategy identifies a shortfall of two 3G pitches within the Crewe area, this project will help to reduce this shortfall.

- 9 Any development partner would be expected to have a strong local link to the community and be recognised as provider of football and associated activities within the locality, it is further envisaged that any partner will be recognised as chartered club by the Football Foundation.
- 10 Securing a development partner for the site, will be a key part of navigating the delivery process and is essential to:
 - Establish a business case to include a programme of community usage.
 - Securing a provider of the 3G works (through the Football Foundation Framework).
 - By managing the development of the pavilion and associated works.
- 11 The project is still subject to detailed site investigation, design and obtaining planning and other statutory consents prior to any funding from the Football Foundation being able to be secured.
- 12 An application to the Football Foundation to join the framework for initial funding was submitted in April 2023. We are now working with the Foundation to take the scheme through the stages of the framework approval process, the first stage of this is looking at the feasibility of the site and thereafter seeking planning permission.
- 13 If planning consent is granted, and all other approvals relating to land and property are secured, then a formal application for funding will be submitted in late spring/early summer 2024 and it is expected that an offer of grant funding will be made shortly after that.
- 14 No award has yet been made, but standard Foundation funding terms and conditions are likely to apply. It is likely that as part of the grant, there will be a clawback period and the potential for a charge / restrictions to be placed on the land - this is to ensure that the scheme is developed as agreed and that the land and facilities are used appropriately throughout the relevant period in order to protect the Football Foundation's investment.
- 15 The cost of the overall project is to be cost neutral to the council and it is expected that a substantial proportion of the funding for the scheme will be obtained in the form of a grant from the Football Foundation. With the balance coming from allocated S106 contributions and the development partner.
- 16 Members should also note that the King George V Playing Field, is owned by the Council but it is operated through a charity and has been

protected with Fields in Trust through a Deed of Trust since 1955. The Deed of Trust protects against non-recreational development. the council being the sole trustee, early conversation with Fields in Trust have been held and they were supportive of the idea pending a formal application and detail of the final scheme.

Consultation and Engagement

- 17 At the conclusion of the initial feasibility works and if at that point the project is viable then a public consultation exercise will be undertaken, working with the chosen development partner and prior to the submission of any planning application.
- 18 Statutory consultation will be required in relation to disposal of public open space as explained under the legal commentary later in this report.

Other Options Considered

- 19 The Committee could resolve to do nothing however this would not address the identified need within the playing pitch strategy or provide additional capacity for grass roots football. There is also reputational risk with the Football Foundation that any such decision could jeopardise future funding applications for other similar facilities in the borough.
- 20 There are no other options which require consideration at this time.

Implications and Comments

Monitoring Officer/Legal

Procurement issues

- 21 The service will need to identify a partner via a competitive process such as publishing an expression of interest via the appropriate channels to ensure that interested parties are aware of the opportunity and to select a provider on the basis of an agreed set of criteria which would meet the requirements of the Council and the funding organisation.

Proposed Football Foundation Grant

- 22 Although the Council has yet to see the Football Foundation's final terms and conditions of funding, it has seen and entered into similar agreements in the past (Facilities at Sandbach United Football Club) the

agreement includes restrictions as to how the Council treats the facility land during any 'clawback' period.

- 23 This means that failure to meet the terms and conditions of the grant award could result in part or all the monies being clawed back by the Football Foundation during the relevant period, likely to be 25 years.
- 24 For example, the conditions have restrictions on not transferring or selling the facility during the clawback period. Additionally, arrangements for management and community use of the facilities must not be changed during the clawback period without the prior written consent of the Football Foundation.
- 25 The Football Foundation may require a charge/restriction over the land/property to protect their interest and investment.
- 26 Once the final terms and conditions of funding are known, CEC Legal will review and supply their advice to appropriate officers to understand the risks prior to acceptance of any grant.

Property Matters

- 27 This project relies upon using land located at the King George V playing fields in Crewe. On 1 March 1955 Crewe and Nantwich Council entered a deed of dedication with the King George V Playing Fields Foundation, the document states that the land (2.17 hectares) will remain as playing fields for the use and enjoyment of the public in memory of the late King and this use will remain in perpetuity. In 2001, a charity King George V Playing Fields (Crewe) (Charity number 1087067) was set up by Crewe and Nantwich Council to act as trustee and guardian for the land. It will therefore be necessary to seek the approval from the Charity Commission as well as the Fields in Trust before any land can be disposed of. In addition, any disposal of land will need to meet the requirements set out in the Charity Act 2006.
- 28 The land is also deemed to be public open space. The Council has powers under the Local Government Act 1972 (LGA 1972) to dispose of any land that it owns, however, for land that is regarded as public open space the Council needs to follow the procedure set out in section 123 of the LGA 1972, after the advertisement of the proposed disposal it will need to consider any representations/ objections that are received.
- 29 In considering representations, the Council is required to take them into account in reaching their decision to dispose. This involves the exercise of a discretion and will involve balancing the benefits of the disposal of the land against any losses suffered by the members of the public that use the open space for recreational purposes as they will have their ability to use the open space land for these purposes taken away.

Section 151 Officer/Finance

- 30 The project is expected to be cost neutral to the Council with a significant grant from the Football Foundation which will fund most of the project if successful. The remainder of the funding will be sourced from allocated S106 developer contributions secured for Godard Street and a contribution from the preferred operator.
- 31 There will be upfront professional fees for the likes of Legal, Procurement and Estates teams to assist in this next stage of project delivery, which will be funded from within existing budgets with Leisure commissioning.

Policy

- 32 Table 1 states how the proposal aligns to aspects of the Councils Corporate Plan.

An open and enabling organisation.	A council which empowers and cares about people	A thriving and sustainable place
Listen, learn and respond to our residents, promoting opportunities for a two-way conversation.	<ul style="list-style-type: none"> • Collaborate with residents and partners to support people and communities to be strong and resilient. • Reduce health inequalities across the borough. 	<ul style="list-style-type: none"> • A great place for people to live, work and visit.

Table 1: summary of alignment to policy

Equality, Diversity and Inclusion

- 33 An Equality Impact Assessment will be produced as the project progresses as required.

Human Resources

- 34 There are no human resource implications of this report. The project will be managed from within existing Council staff resources.

Risk Management

- 35 The council will be the applicant for the Football Foundation Grant, therefore prior to entering into the formal agreement the required due

diligence around the affordability of the project and funding available from the development partner will be undertaken.

Rural Communities

- 36 There are no impacts on rural communities as a result of the recommendations in this report.

Children and Young People including Cared for Children, care leavers and Children with special educational needs and disabilities (SEND)

- 37 The development of the facility will enable a greater number of young people to engage in Grassroots training and match play, recreational play, affiliated games at all levels, Football training and multisport daytime use will be increased.

Public Health

- 38 The proposed facility is in one of the most deprived areas of the borough, as part of the conditions of the grant a programme of community must be presented and approved, in addition during the procurement of the development partner specific question will be asked around how they intend to engage the local community.

Climate Change

- 39 There are no specific impacts on climate change as a result of the recommendations in this report.

40

Access to Information	
Contact Officer:	Christopher Allman, Head of Neighbourhood Services Christopher.allman@cheshireeast.gov.uk
Appendices:	NA
Background Papers:	Playing Pitch Strategy (cheshireeast.gov.uk)

**Environment and Communities
Committee****28 September 2023****MTFS 91 Green Spaces Maintenance
Review - Update****Report of: Peter Skates, Acting Executive Director - Place****Report Reference No: EC/07/23-24****Ward(s) Affected: ALL****Purpose of Report**

- 1 This report details the progress in delivering the Green Spaces Maintenance Review which is a key element of the Councils adopted Medium Term Financial Strategy 2023-27 (MTFS).
- 2 The proposal supports the Corporate Plan priorities of:
 - (a) **Open** - A sustainable financial future for the council, through service development, improvement and transformation and;
 - (b) **Green** - A thriving and sustainable place through reduce impact on the environment.
- 3 The report provides a draft policy document for approval, subject to consultation. The maintenance standards contained within the draft policy have been benchmarked with other local authorities.
- 4 The policy document sets out the new standards for Green Spaces maintenance commissioned with and delivered by Ansa Environmental Services Ltd (ANSA).
- 5 The report also outlines the recommendations from a review approved by the Environment and Communities Committee in September 2022 Committee into Ansa maintained sites – not registered in Council ownership.

Executive Summary

- 6 The Council currently commissions ANSA to undertake maintenance works including grass cutting, weed spraying and tree inspection and maintenance works across in excess of 1,500 parcels of land spread across the Cheshire East borough.
- 7 This paper does not cover green spaces included as part of the adopted highway which are considered separately.
- 8 This paper outlines proposals for the introduction of a new policy relating to maintenance regimes to parks, public open spaces and other green spaces. This focuses on introducing a hierarchy of maintenance, providing a framework to drive consistency of standards across all Council maintained green spaces and at the same time delivering opportunities for rewilding of specific areas, promoting increases in biodiversity.
- 9 The revised approach underpinned by the draft policy is required to deliver the savings associated with MTFS 91 Green Spaces Maintenance Review, which are £598,000 in total, split across 2023/24 and 2024/25.
- 10 The paper seeks permission to consult on the Green Spaces Maintenance Policy included as Appendix A of this report. This is supported by a detailed schedule of proposed maintenance at each site which the Council currently commissions the maintenance of included at Appendix B.
- 11 Following public consultation final proposals will be brought back to the Committee for permission to implement, from April 2024.
- 12 As part of these service transformation proposals a new grounds maintenance software system is proposed to be introduced to assist in the scheduling and implementation of the changes and provide an ongoing management and reporting tool.
- 13 On the same theme of service transformation investment will be given in to updating the Council's public facing web pages to allow a greater degree of information to be available to the public around how and when green spaces will be maintained.

Ansa Maintained sites – not registered in Council ownership

- 14 Following a mapping exercise by Ansa of their grounds maintenance sites it became apparent that an initial 540+ potentially were not registered in Council ownership. A Committee paper in September 2022 secured agreement to undertake a 12 month review into this issue.

- 15 This report sets out the outcome of that review and requests permission to consult on proposed changes to maintenance on these sites, summarised in Table 1 of this report, with the detail of each site included at Appendix C.

RECOMMENDATIONS

The Environment and Communities Committee is recommended to:

1. Note the objectives of and progress to date of the work to bring forward the Green Spaces Maintenance Review alongside its contribution to delivering the Council's Medium-Term Financial Strategy, as adopted at council on 22 February 2023;
2. Delegate to the Interim Director of Environment and Neighbourhood Services to take all necessary steps to deliver a public consultation to seek views on;
 - a. the Green Spaces Maintenance Policy contained within Appendix A of this report and the associated schedule at Appendix B and;
 - b. the recommendations from the review of maintained sites – not registered in Council ownership as contained at paragraphs 36-42 of this report and the associated schedule at Appendix C
3. Note the subsequent timeline for bringing back to Committee a clear recommendation on implementation, which is to include the outcome of the public consultation.

Background

Current Position

- 16 Cheshire East Council's maintenance of green spaces is conducted by the Council's wholly owned company Ansa Environmental Services Ltd. ANSA are commissioned to undertake grounds maintenance activities to 1,551 individual sites covering 804.76 hectares in plan area and spread across the borough.
- 17 ANSA as the Councils contractor for these services directly employs circa 60 full time equivalent grounds operatives, excluding supervisory and management staff to do this, with limited sub contract work.

- 18 Maintenance of green spaces has not been reviewed in detail
- 19 The initial stage of the review has been to develop a Green Spaces Maintenance Policy is based around specifications for different site typologies and zoning, which a draft for consultation is contained at Appendix 1.
- 20 As part of the development of the draft policy benchmarking has been undertaken with a number of other local authorities to understand how their maintenance regimes compare and to shape the offer in Cheshire East.
- 21 In benchmarking the current maintenance frequencies of the Councils green spaces it is clear that the standard for certain sites is considerably higher compared with other comparable Local Authorities in the region.
- 22 Conversely it is important to note that some green spaces maintenance regimes are driven by the need to adhere to standards, specifically those areas which are used for sport. Hence, the scope for change here is limited.
- 23 The development of the draft policy and supporting documentation has been guided by the following overarching principles;
- The need to ensure that the service continues to be affordable in the immediate and longer term;
 - Consistency of standard of maintenance across the same typology of site;
 - Introduction of a hierarchy of amenity values ensuring that the budget available is proportionately directed to the maintenance of those areas which offer the greatest community value;
 - The need to benchmark our own ways of working with comparable organisations and;
 - To ensure that the review is a vehicle for service transformation including investment in technology to drive service improvement and introducing a higher degree of customer interface.
- 24 The following site typologies are identified with in the policy;
- Formal Parks & Gardens
 - Outdoor Sport

- Community Green Infrastructure
- Urban Open Space
- Rural Open Space
- Cemeteries, Church Yards & Memorials

25 In summary, the general intent of the draft policy when considered against the site typologies is as follows (note reference to frequencies relates to the period of the growing season, generally April – October);

- **Formal Parks & Gardens** - Core formal areas will see no substantive change. Larger strategic parks will be zoned and have a specific management plan to ensure optimisation of maintenance resources, selected areas outside the core zones will be allowed to be re-wilded.
- **Outdoor Sport** - No substantive change due to pitch standards – however, the maintenance regime is to be standardised across all registered sites
- **Community Green Infrastructure** - Sites to be standardised around a 4 week maintenance frequency for grass cutting and informal low level planting maintenance. Equipment inspections will remain as they are currently.
- **Urban Open Space Sites** - to be standardised around a 4-5 week maintenance frequency for grass cutting and ancillary activities
- **Rural Open Space Sites** - to be standardised around a 5-6 week maintenance frequency for grass cutting. Scope to omit some sites altogether and allow rewilding.
- **Cemeteries, Church Yards and Local Memorials-** Sites to be standardised around a 4-5 week maintenance frequency for grass cutting and ancillary activities.

26 A set of three zones have also been developed to group standards under specific descriptions and to further refine how individual sites will be maintained. They are as follows:

- **High amenity (high maintenance)** - Maintenance standard expected for high profile areas such as in designated formal parks, gardens, memorials and recreational facilities such as bowling greens.

- **General/medium amenity (standard maintenance)** - Maintenance standard expected in areas where there is a medium level of general use/activity, sites such as smaller parks, sports playing fields, larger cemeteries and designated play areas
- **Low amenity (low maintenance)** - Maintenance standard expected in other green space areas with low amenity value including countryside parks, open space within housing estates and grass verges.

- 27 It should be noted that some of the larger Cheshire East sites may have more than one zone due to their multi-faceted uses, which will be established via a bespoke site management plan.
- 28 There are also a number of sites across the estate which are also inspected from a public safety perspective, particularly around trees and play equipment. The draft Green Spaces Maintenance policy does not propose any changes to these safety critical inspection activities.
- 29 A detailed schedule of how the above site typologies and zoning is proposed to be applied to each site which ANSA maintains is included at Appendix B and will be published alongside the policy document as part of the consultation. It should be noted that the site schedules are subject to a final data quality audit check prior to use as part of the consultation materials.

Accreditations

- 30 Key parks are currently entered annually in the Green Flag accreditation scheme. It is proposed that this form of accreditation continues and/or is established across sites which have been designated as strategic across the borough, as set out in the Green Spaces Maintenance Policy.

Biodiversity

- 31 The proposed measures will offer a degree of biodiversity enhancement in support of our corporate objectives through changes to the way we currently carry out mowing. Mowing less regularly would promote the growth of grass and clover flowering structures for the benefit of pollinating insects.
- 32 In some areas of the borough, the proposals include enhancing areas of no-mow or allowing areas to naturally develop into scrubland as a form of rewilding, which will promote a more diverse habitat structure to the benefit of a variety of insects, molluscs, amphibians, reptiles, birds, and small mammals.

Communications and Engagement

- 33 As part of the wider transformation of this service area a proactive communications and engagement campaign will be devised to ensure that residents. This will include the formation of a set of Frequently Asked Questions informed by the feedback received through the proposed consultation.
- 34 The basis of this will be those documents included at Appendices A-C, which will be published to the Council's webpages once they have been approved in their final form and regularly updated to reflect any changes. These will be accompanied in due course by specific site management plans for those larger sites deemed to be strategic to the borough.
- 35 The longer term aspiration would be to link the maintenance schedule information in to a live public accessible mapping system to allow people to view the data directly and therefore introduce a level of self serve. However, the immediate focus is to establish the new maintenance regimes, once finalised.

Ansa Maintained sites – not registered in Council ownership

- 36 Following a mapping exercise by Ansa of their grounds maintenance sites it became apparent that an initial 540+ potentially were not registered in Council ownership.
- 37 A Committee paper in September 2022 secured the approval for officers to undertake a 12 month review into this issue, with recommendations to be brought back for further consideration.
- 38 Sites known not to be in Council ownership have continued to be maintained during this time unless the owner has formally requested a cessation in maintenance or there is evidence the land has attempted to be enclosed, by erection of a fence for instance.
- 39 Environmental Services and Assets teams have been working together to review the list and have developed a set of simple categories to classify how we move forward.
- 40 The following are the categories developed;
 - **Category 1** – Maintenance works to continue in accordance with new policy.
 - **Category 2** – Maintenance works to continue in accordance with new policy, subject to further investigations on maintenance

responsibility and/or funding. This will be picked up as part of the ongoing green spaces maintenance review.

- **Category 3** – Maintenance works to cease from April 2024, as Council can demonstrate that it does not have an interest / obligation. This would be communicated with the registered owners who would alongside the relevant Town or Parish Council be offered the opportunity to fund continued maintenance activity under a formal agreement.

- 41 Findings from the review are outlined in Table 1, with the details of which category each of these sites falls under contained in the site schedule at Appendix C.
- 42 This approach will form part of the consultation process.

Asset Type	General Description	No. of Sites by Category			
		1	2	3	Totals
Churchyards, Cemeteries & Graveyards	Includes open and closed sites, some transferred to CEC and sites where tree maintenance is undertaken	2	13	0	15
Highways Land	land in/outside adopted highway, detrunked areas and those areas acquired specifically for highway schemes	0	207	37	244
Housing Estate Land	Includes land in ownership of Council, third parties and social housing providers	0	54	41	95
Cenotaphs / Memorials	Land is not maintained for Council as a land owner. Relevant Act gives all councils powers to maintain, but this is discretionary.	0	5	0	5
Open Green Space	Expanses of green space which do not fall under any other category	0	52	2	54
Other Land	Miscellaneous plots such as car parks, village halls and the like	1	21	0	22
Totals		3	352	80	435

Table 1: Summary of proposed criteria for sites not registered in CEC ownership

Consultation and Engagement

- 43 This paper seeks permission to consult publicly on the proposed Green Spaces Maintenance Policy contained at Appendix A of this report and supported by a detail site schedule contained at Appendix B.
- 44 As part of the same consultation process residents views will be sought on the proposed categorisation of sites not registered in the ownership of Cheshire East Council, as summarised in Table 1 of this report and scheduled in detail at Appendix C.
- 45 It is envisaged that the consultation will run from October over a period of 4 – 6 weeks with final dates to be publicised in due course. The consultation will have its own communications plan attached to ensure residents are actively engaged. Part of the engagement will be;
- Issue of ward specific site schedules to each Member
 - All Member briefings
 - Engagement with Town and Parish Councils.
- 46 The consultation will seek views from residents as to how they would like to engage with this service area in the future.
- 47 Following consultation final proposals will be developed and brought back to committee for a decision to implement, which is targeted at February 2024 to allow the new maintenance regimes to be in place for 1st April 2024.

Reasons for Recommendations

- 48 The proposal supports Open and enabling objective of the Corporate Plan, delivering the priority set out to:
- (a) Support a sustainable financial future for the council, through service development, improvement and transformation.
- 49 The proposed measures will offer a degree of biodiversity enhancement in support of our corporate objectives through changes to the way we currently carry out mowing. Mowing less regularly would promote the growth of grass and clover flowering structures for the benefit of pollinating insects.

Other Options Considered

- 50 The following options appraisal outlines the other options considered in more detail:

Option	Impact	Risk
Continuing to maintain sites –not registered in Council ownership	The council would continue to spend resources on servicing areas that it is not legally responsible for.	Maintenance of these areas could infer liability to the council for land it does not own.
The Committee resolving to do nothing	The Committee would need to identify alternative savings / income to deliver the required income target of ££598,000.	The Council cannot deliver a balanced budget.

Table 2: Summary of alternative options considered

Implications and Comments

Monitoring Officer/Legal

- 51 The Council should ensure that it maintains land where it has a statutory duty to do so.
- 52 If a public consultation exercise is to be commenced, the Council should ensure that it follows the Gunning Principles and to ensure that the following are met;
- (i) The proposals are still at a formative stage and no formal decision has been made or predetermined by the decision makers
 - (ii) That sufficient information is provided to the consultees this needs to be available accessible and easily interpretable by the consultees to provide an informed response
 - (iii) Sufficient opportunity should be given to consultees to participate in the consultation, the length of time given for the consultee to respond should depend upon the subject and the extent of the impact on the consultation.
 - (iv) Conscientious consideration must be given to the consultation responses before a decision is made.
- 53 If the Council fails to comply with the above, the consultation exercise may be deemed to be illegitimate and any subsequent decision ultra vires.

Section 151 Officer/Finance

- 54 The maintenance of green spaces across parks, public open space, many playing pitches and the like delivered by ANSA is funded through the agreed Annual Management Fee. This budget is held and managed by the Environmental Services team as lead commissioner for these services.
- 55 The current budget forecast (excluding savings proposals) for 2023/24 equates to circa £2.93m.
- 56 Due to the need to develop, consult and implement policy changes the full MTFS allocation cannot be achieved in the first year. Initial savings will be achieved through measures agreed with ANSA, such as proactive vacancy management and removal of agency staffing.
- 57 Table 3 shows the profile of the forecast budget savings and how this will affect the MTFS.

Table 3: Summary of financial position MTFS 2023-27

Financial Year	MTFS Target	Banked Savings	Forecast to year end	At Risk
Year 1 (23/24)	£398,000	£204,000	£204,000	£194,000
Year 2 (24/25)	£200,000	£0	£394,000	£0

- 58 In order to bring forward this service transformation and specifically the investment in technology to automate maintenance scheduling and reporting there is a need for capital investment. This has an estimated cost of £100k which is included in the capital programme.
- 59 Ongoing revenue costs associated with maintaining any new software and technology systems will be funded by ANSA.

Policy

- 60 The proposal supports the following [Corporate Plan](#) priorities.

An open and enabling organisation <i>Priority: Support a sustainable financial future for the council, through service development, improvement and</i>	A council which empowers and cares about people <i>Priority: Work together with our residents and our partners to support people and communities</i>	A thriving and sustainable place <i>Priorities;</i> <i>Reduce impact on the environment</i> <i>Be a carbon neutral</i>
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<i>transformation</i>	<i>to be strong and resilient.</i> All services to be developed together with our residents and communities, so they are based on what works for people in Cheshire East.	<i>council by 2025</i>
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- 61 The authority sets out in its corporate plan to improve and increase biodiversity and natural habitats across the borough by increasing the number of rewilded areas within our parks and open spaces as part of the authorities overall Green aspiration to be “a thriving and sustainable place.”

Equality, Diversity and Inclusion

- 62 An Equality Impact Assessment is contained within Appendix D of this report.
- 63 In summary the following should be considered;
- (i) Disability : It is speculatively assumed that if some areas of mown grassland cut to a low sward height receive a lesser frequency of maintenance or are transitioned to ‘no-mow’ areas to enhance biodiversity, that this could present a minor impediment to accessibility for some users with wheeled mobility aids such a walking frames or wheelchairs. This will be considered as part of consultation outreach to assess perceived impacts and mitigating action which could result in mowed accessible routes being established.
 - (ii) Pregnancy and Maternity: It is speculatively assumed that if some areas of mown grassland cut to a low sward height receive a lesser frequency of maintenance or are transitioned to ‘no-mow’ areas to enhance biodiversity, that this could present a minor impediment to accessibility for some users with wheeled push chairs and/or prams. This will be considered as part of consultation outreach to assess perceived impacts and mitigating action which could result in mowed accessible routes being established.

Human Resources

- 64 There are no direct implications for the Council in terms of human resources.
- 65 The proposals are likely to have human resources implications within ANSA as the Councils appointed contractor. Trade Union and staff consultations will likely be required and will be led by ANSA.

Risk Management

- 66 Table 4 sets out an overview of key project risks and their mitigation actions.

Risk		Mitigating Actions
Policy changes are not deliverable within timeframe	Lack of capacity within contractor ANSA to initiate changes brought about by new policy	Ensure robust project governance structure is in place
	Lack of detailed service information to inform baseline position of current maintenance activity	Early engagement with ANSA to ensure that they are aware of project programme Introduction of a new grounds maintenance software system to provide level of automation to reduce impacts on staff resource in maximising the efficiencies realised.
Adverse public reaction to changes in maintenance regimes for both; - Initial Policy proposals - Post implementation		Undertake comprehensive public consultation on proposals prior to adoption. Ensure robust and proactive communications campaign included in project plan to be implemented in advance of and across initial stages of new maintenance regime

Table 4: Summary of key risks and proposed mitigations

Rural Communities

- 67 Maintenance levels will vary according to site typologies and zones. Rural open space and cemeteries are likely to see a reduced standard of maintenance compared to urban spaces which see a greater level of amenity value and usage under these proposals. This has been designed to carefully reflect the more naturalised environment in rural settings.

Children and Young People including Cared for Children, care leavers and Children with special educational needs and disabilities (SEND)

- 68 The proposals will protect sports and amenity spaces whilst increasing opportunities for children and young people to experience nature in their locality.

Public Health

- 69 The proposals will standardise and protect maintenance to the likes of designated sports pitches and urban amenity spaces such as play areas to promote physical and wellbeing activities. This is likely to have *a positive, overall impact on the health and wellbeing of Cheshire East residents particularly for those who live in urban areas with less access to countryside.*

Climate Change

- 70 The proposals are likely to help the council to reduce its carbon footprint with less use of currently diesel mowers equipment and vehicles.
- 71 The opportunities for increased biodiversity, tree and shrub planting will also off set carbon and assist in achieving the Councils objectives related to climate change mitigation, particularly in urban areas through providing more shading and greater surface water retention in our green spaces.

Access to Information	
Contact Officer:	Ralph Kemp, Head of Environmental Services Ralph.kemp@cheshireeast.gov.uk
Appendices:	Appendix A - Green Spaces Maintenance Policy (draft for consultation) Appendix B – Green Spaces Maintenance Schedule – sites registered in Council ownership (draft for consultation) Appendix C – Green Spaces Maintenance Schedule – sites not registered in Council ownership (draft for consultation) Appendix D - Equality Impact Assessment (pre consultation)
Background Papers:	Cheshire East Corporate Plan 2021-2025 - Pdf (browsealoud.com) Medium Term Financial Strategy 2023-2027 - Pdf (browsealoud.com) Environment and Communities Committee Policy proposals p92

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Cheshire East Green Spaces Maintenance Standards Policy

DRAFT FOR CONSULTATION

Rev 1.4

September 2023

Open

Fair

Green

Introduction

Grounds maintenance includes the care of public grassed areas, verges, annual bedding displays and horticultural features, herbaceous borders, shrub and rose beds, hedges, and outdoor sports pitches. These standards will be used to provide a pleasant environment for residents and visitors alike, ensuring the green spaces play a key role in achieving Cheshire East Councils Corporate Plan objectives.

This reference guide identifies the different typologies and zones within the Cheshire East borough as well as providing images to offer a typical representation of the proposed standard but are not intended to be prescriptive.

A core element of grounds maintenance relates to safety inspection of assets such as trees and play equipment. These regimes are already well established and are unaffected by the content of this guide.

For clarity this reference guide does not cover activity related to maintenance activities undertaken in the extents of the adopted public highway, which has its own policy standards.

Typologies

All Council managed green spaces are divided into **eight** typologies based on the type of site and its primary function. Subject to the size of the individual site in question each of these typologies could be further broken down on a zonal basis with maintenance standards then being set according to each zone typology. These standards will be based on a set range of annual maintenance tasks.

The main typologies are;

Typology A – Formal Parks and Gardens

This typology includes the likes of high-profile town parks and gardens which are well used community spaces. The sites in this category typically leisure/recreation features and a higher proportion of ornamental features, to also include named cenotaphs.

These sites are those as identified on the Councils webpages - [Parks and gardens in Cheshire East](#)

From this list there are a number of formal parks which due to their scale, different areas of use and usage levels have been deemed strategic to the borough. They are as follows;

- Alderley Edge Park;
- Bollington Recreation Ground (GF);
- Congleton Park (GF);
- Fountain Fields, Middlewich (GF);
- Milton Park, Alsager (GF);
- Queens Park, Crewe (GF);

- Sandbach Park (GF)
- South Park, Macclesfield
- The Moor, Knutsford (GF) and;
- West Park, Macclesfield

These larger strategic sites will include several 'zones' such as play areas, sports pitches, event space, formal areas and floral features, each of which will have their own maintenance standards. A bespoke management plan will be developed and maintained in relation to effectively and efficiently maintaining these sites.

The majority of these sites hold Green Flag accreditation which will be maintained as reflected by a "(GF)" in the list above. Where a site on this list does not hold this accreditation the target will be to acquire it over a reasonable period of time.

Typology B - Outdoor Sport

This typology includes the locations that support sporting activities throughout the borough. This includes sports turf pitches subject to fees and charges and involves management practices that ensure these facilities are maintained to playable standards

Examples would include:

- Back Lane Playing Fields, Congleton
- Barony Sports Complex, Nantwich;
- Cedar Avenue Playing Fields, Alsager;
- Jim Evison Playing Fields, Wilmslow;
- King George V Playing Fields, Crewe;
- Lyme Green Playing Fields, Macclesfield;
- Sutton Lane Playing Fields, Middlewich;
- Victoria Park, Macclesfield and;
- Wheelock Playing Fields, Sandbach

Typology C – Community Green Infrastructure

The community green infrastructure typology includes public open space that features key infrastructure such as play areas, Multi Use Games Areas, key green spaces within town centres (including a small number of core town centre cemeteries) and related maintained connecting corridors. Sports pitches which are not maintained to the same standards as those listed under Typology B may be present in this category.

Typology D – Urban Open Spaces

This typology includes the boroughs open space within the core urban environment, such as planting strips/grassed areas within housing developments, ancillary green spaces surrounding car parks, highway verges and employment parks.

Typology E - Rural Open Spaces

This typology includes the boroughs open space, highway and other grass verges and ancillary green spaces within a semi-rural or rural setting.

Typology F - Cemeteries, Church Yards & Memorials

This typology includes cemeteries, closed graveyards, church yards and memorials otherwise not covered under other typologies.

Examples would include:

- Bollington War Memorial and Gardens;
- Park Green War Memorial and;
- Wilmslow War memorial & Remembrance Garden

Typology G – Inspection Only

- This typology includes sites where there is no proposed planned maintenance but inspections from a safety perspective will be undertaken, most often related to the presence of mature trees or play equipment accessible to the public. Where issues are identified from those inspections requiring intervention these will be programmed on a reactive basis.

Typology H – No Inspection or Maintenance

- This typology includes sites where there is no proposed planned inspection or maintenance as the site is allowed to be re-wilded to enhance biodiversity, closed to public access or it is not registered in Cheshire East Council's ownership.
-

Zones

A set of three zone ratings have been selected to group maintenance standards under specific descriptions. They are as follows:

1 – High amenity (high maintenance)

Maintenance standard expected for high profile areas such as in formal parks and bowling greens. The tasks within this zoning include regular mowing of fine Turf areas, floral display maintenance including watering, dead-heading, pruning, weeding and fertilizing; and maintenance of formal water features. Fine turf grass playing pitches will include programmed scarification, aeration, irrigation and renovation at the end of each playing season. Enhanced highway features i.e. roundabouts

2. – General/medium amenity (standard maintenance)

Maintenance standard expected in areas where there is a high level of general use/activity, sites such as recreation areas. The tasks within this zoning include regular mowing of park grassland and sports playing fields. Informal hedge maintenance, informal shrub and non- ornamental seasonal bedding maintenance and roundabouts.



3. – Low amenity (low maintenance)




Maintenance standard expected in natural areas including countryside parks, rural spaces and grass verges. The tasks within this zoning include mowing of grass verges, highway gateways, meadows, natural ponds, rural and natural hedges.




Site Schedules


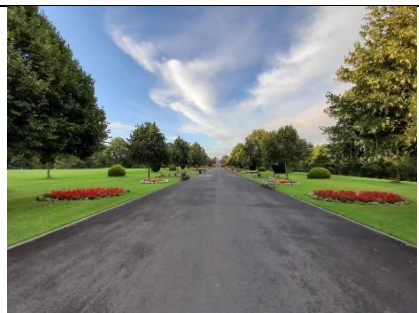
In support of this document site schedules have been produced which set out the specific typology and the overall zoning rating for each site. Those sites which have formal accreditations or are required to be maintained to a higher standard under regulations or specific grant funding conditions will attract a higher zoning rating. For clarity the larger sites will have multiple zones defined within their boundary which could attract different amenity levels.



Typology A – Formal Parks and Gardens

Zoned Tasks	Zone	Definition	When	Current Average Standard	Proposed Maintenance Standard	Typical Example
Grass Cutting	1 High amenity	Fine quality turf areas in high profile sites, often adjacent to ornamental features e.g. flower beds.	Mar – Oct	20-24 cuts per season where specified, cut and collect with a striped finish	As per existing maintenance standards	
	2 Medium amenity	Reasonable quality grass areas in non-ornamental areas of formal parks and urban spaces such as areas around sports pitches	Mar – Oct	12-14 cuts. Uniform cut with consistent finish	8 visits annually, uniform cut.	

	3 Low amenity	Meadow grass, wildflower and no-mow areas usually situated in areas of amenity grass in formal parks	March-Nov	6 or less cuts during the growing season. Areas are cut less frequent through growing season	2 visits annually	
Hedge	2 Medium amenity	Hedges pruned to a specific form in high profile area often adjacent to ornamental features	Aug-Nov	Hand Cut to formal shape (1 to 2 cuts per year as required)	As per existing maintenance standard	
	3 Low amenity	Good quality informal hedges sometimes forming boundaries in formal parks and urban spaces.	Sep - Feb	1 cut per calendar year. Tractor and flail (where accessible otherwise by hand)	As per existing maintenance standard	




Zoned Tasks	Zone	Definition	When	Current Average Standard	Proposed Maintenance Standard	Typical Example
Borders	1 High amenity	Specialist focal planting. Perennial, summer and winter annual beds.	Jan-Dec	Weed control by hand including dead heading through the flowering period. Irrigation undertaken as required.	Ad-hoc as required – maximum of 8 visits annually	
	1 High amenity	Formal shrub beds in high profile areas of formal parks, often used to complement floral planting and bedding	Jan - Dec	Ongoing maintenance throughout the growing season. Specialist pruning	Ad-hoc as required – maximum of 4 visits annually	
	2 Medium amenity	Shrub borders providing backdrops to non-ornamental areas in formal parks and green spaces.	Oct - Mar	Shrub beds - ad hoc maintenance throughout the growing season. Hard prune as part of winter maintenance	Ad-hoc, subject to resource availability – one visit annually for hard prune	

Zoned Tasks	Zone	Definition	When	Current Average Standard	Proposed Maintenance Standard	Typical Example
Ponds / Water Features	2 Medium amenity	All ponds in formal park settings	Jan - Dec	Ad hoc as required	As per existing maintenance standard	
Hard surfaces	1 High amenity	Hard surfaces in high usage formal parks. Mainly footpaths and kerb edges next to formal flower beds/ high amenity grass	Apr - Dec	Weed treatment and leaf blowing in autumn.	2 visits for weed spraying annually - where appropriate	




Zoned Tasks	Zone	Definition	When	Current Average Standard	Proposed Maintenance Standard	Typical Example
Hard surfaces	2 Medium amenity	Hard surfaces in formal parks including car parks, medium amenity footpaths, curbs, fence lines, building footings etc	Apr - Dec	Weed treatment and leaf blowing in autumn.	1 visit for weed spraying annually - where appropriate	
	3 Low amenity	Hard surfaces in low amenity areas of formal parks such as meadow areas.	Apr - Dec	Weeds treatment and leaf blowing in autumn.	None	



Typology B - Outdoor Sport



Zoned Tasks	Zone	Definition	When	Current Average Standard	Proposed Maintenance Standard	Typical Example
Football (Pitch Improvement Programme)	1 High amenity	All football pitches within formal parks and Public Open Space.	Jan – Dec	20 - 24 cuts per year. Football pitches will be accurately set out and lines visible throughout the playing season	As per existing maintenance standards	
Football (Non Pitch Improvement Programme)	2 Medium amenity	All football pitches within formal parks and Public Open Space.	Jan– Dec	14 - 16 cuts per year. Football pitches will be accurately set out and lines visible throughout the playing season	As per existing maintenance standards	

Zone Tasks	Zone	Definition	When	Current Average Standard	Proposed Maintenance Standard	Typical Example
Rugby	2 Medium amenity	All rugby pitches within formal parks and public open space.	Aug - Jun	10 - 14 cuts per year. Rugby pitches will be accurately set out and lines visible throughout the playing season	As per existing maintenance standards	
Cricket	1 High amenity	All cricket pitches including artificial cricket wickets and grass outfield	Mar - Oct	28 - 56 cuts per year. Cut and collect on the square allowing uniform grass levels and optimum playing conditions.	As per existing maintenance standards	
Bowls	1 High amenity	All bowling greens with quality fine turf	Mar - Oct	84 - 96 cuts per year. Cut and collect allowing uniform grass levels and optimum playing conditions. Spring and Autumn renovation	As per existing maintenance standards	



Typology C – Community Green Infrastructure




Zone Tasks	Zone	Definition	When	Current Average Standard	Proposed Maintenance Standard	Typical Example
Grass Cutting	2 Medium amenity	Open areas directly adjacent (within 5 metres) to community infrastructure such as play areas	Apr - Oct	12-14 cuts. Uniform cut with consistent finish	8 visits annually	
	3 Low amenity	Reasonable quality grass areas in non-ornamental areas within community infrastructure spaces	Apr - Oct	6 or less cuts during the growing season. Areas are cut less frequent through growing season. Uniform cut with consistent finish	2 visits annually	
	3 Low amenity	Meadow grass, wildflower and no-mow areas usually situated in areas of grassland linked with community green space	Apr - Oct	6 or less cuts during the growing season. Areas are cut less frequent through growing season	1 – 2 visits annually	




Zone Tasks	Zone	Definition	When	Current Average Standard	Proposed Maintenance Standard	Typical Example
Grass Cutting	3 Low amenity	Steep embankments that are difficult to access.	Apr - Oct	6 or less cuts during the growing season. Areas are cut less frequent through growing season	1 - 2 visits annually	
Hedges	3 Low amenity	Hedges generally maintained to act as boundaries to the site boundary.	Sep - Feb	1 cut per calendar year. Tractor and flail (where accessible otherwise by hand)	Ad-hoc as required, subject to resource availability	

Zone Tasks	Zone	Definition	When	Current Average Standard	Proposed Maintenance Standard	Typical Example
Ponds / Water Features	2 medium amenity	All maintained ponds in a natural setting	Jan - Dec	Ad-hoc as required, subject to resource availability and prioritised safety requirements	As per existing maintenance	
Hard Surfaces	3 low amenity	General standard for footpaths and kerbs/channels.	Apr - Oct	Ad-hoc as required, subject to resource availability	As per existing maintenance	




Typology Type D – Urban Green Spaces




Zoned Tasks	Zone	Definition	When	Current Average Standard	Proposed Maintenance Standard	Typical Example
Grass Cutting	2 medium amenity	Urban grass verges and local amenity open space adjacent to pedestrian footpaths and highways.	Apr - Oct	12-14 cuts. Uniform cut with consistent finish	8 visits annually	
	2 medium amenity	Traffic junction sites. Single swath width (1.2m) visibility splay from the carriage way.	Apr - Oct	12-14 cuts. Uniform cut with consistent finish	4-6 visits annually	


Grass Cutting	3 Low amenity	Meadow grass, wildflower and no-mow areas	Apr - Oct	6 or less cuts during the growing season. Areas are cut less frequent through growing season	1 – 2 visits annually, during growing season	
	3 Low amenity	Steep embankments that are difficult to access.	Apr - Oct	6 or less cuts during the growing season. Areas are cut less frequent through growing season	1 - 2 visits annually	
Borders / Planted Areas	1 High amenity	Specialist focal planting. perennial, summer and winter annual beds.	Apr - Sep	Weed control by hand including dead heading through the flowering period. Irrigation undertaken as required.	Ad-hoc as required – maximum of 8 visits annually	

Hedges	3 Low amenity	Urban and semi-rural hedges generally maintained to act as boundaries.	Sep - Feb	1 cut per calendar year. Tractor and flail (where accessible otherwise by hand)	As per existing maintenance standard	
Ponds / Water Features	2 medium amenity	All maintained ponds in a natural setting in urban settings	Jan - Dec	Ad-hoc as required, subject to resource availability and prioritised safety requirements	As per existing maintenance standard	
Hard surfaces	2 medium amenity	General standard for footpaths and kerbs/ channels.	Apr - Oct	Weed treatment and leaf blowing in autumn.	1 visit for weed spraying annually - where appropriate	



Typology E – Rural Open Space



Zoned Tasks	Zone	Definition	When	Current Average Standard	Proposed Maintenance Standard	Typical Example
Grass Cutting	2 Medium amenity	Semi-rural / rural grass verges and amenity open space adjacent to pedestrian footpaths and highways (where not part of public highway).	Apr - Oct	12-14 cuts. Uniform cut with consistent finish	6 visits annually	
	3 Low amenity	Meadow grass, wildflower and no-mow areas	Apr - Oct	6 or less cuts during the growing season. Areas are cut less frequent through growing season	1 – 2 visits annually	
	3 Low amenity	Steep embankments that are difficult to access.	Apr - Oct	6 or less cuts during the growing season. Areas are cut less frequent through growing season	1 – 2 visits annually	

Zoned Tasks	Zone	Definition	When	Current Average Standard	Proposed Maintenance Standard	Typical Example
Hedges	3 Low amenity	Rural hedges generally maintained to act as boundaries.	Sep - Feb	1 cut per calendar year. Tractor and flail (where accessible otherwise by hand)	Ad-hoc as required, subject to prioritisation of resource availability	
Ponds / Water Features	3 Low amenity	All maintained ponds in a natural setting in urban and semi-rural settings	Jan - Dec	Ad-hoc as required, subject to resource availability and prioritised safety requirements	As per maintenance standard	
Hard surfaces	2 Medium amenity	General standard for footpaths and kerbs/ channels within country parks.	Apr - Oct	Weed treatment and leaf blowing in autumn.	1 visit for weed spraying annually - where appropriate	


Zoned Tasks	Zone	Definition	When	Current Average Standard	Proposed Maintenance Standard	Typical Example
Hard surfaces	3 Low amenity	Semi-rural areas and low use footpaths or country park car parks	Apr - Dec	Weed treatment and leaf blowing in autumn.	None	


Typology F - Cemeteries, Church Yards & Memorials


Zoned Tasks	Zone	Definition	When	Current Average Standard	Proposed Maintenance Standard	Typical Example
Grass Cutting	2 Medium amenity	Accessible grassed areas within churchyards including grass pathways	Mar - Oct	Grass cut 12 – 14 times throughout the growing season.	8 visits annually	
	3 Low amenity	Areas with long grass and areas identified as biodiversity enhancement including grazed areas.	Mar Oct	6 or less cuts during the growing season. Areas are cut less frequent through growing season	2 visits annually	


Zoned Tasks	Zone	Definition	When	Current Average Standard	Proposed Maintenance Standard	Typical Example
Hedges	2 Medium amenity	Frontage hedges adjacent footpaths and access roads and internal hedges.	Oct - Nov	1 cut per calendar year. Tractor and flail (where accessible otherwise by hand)	1 cut annually	
Hard surfaces	3 Low amenity	Car parks and access footpaths/ highways	Apr - Oct	Weed treatment and leaf blowing in autumn.	1 visit for weed spraying per annum,	


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Site Ref	Property Site Name	Town	Ward	Easting	Northing	Proposed Typology	Proposed Amenity Level
393088, 378043	Adlington Road Ranger Base	Macclesfield	Bollington	393088	378043	E - Rural Open Spaces	Low
383227, 378167	Alderley Edge Cemetery	Alderley Edge	Alderley Edge	383227	378167	G - Inspection only	NA
384222, 378411	Alderley Edge Park	Alderley Edge	Alderley Edge	384222	378411	A - Formal Parks & Gardens	Medium
387252, 378293	Alderley Road Park	Macclesfield	Prestbury	387252	378293	E - Rural Open Spaces	Low
379649, 355671	Alsager Cadet Hut Car Park Sandbach Road (N)	Alsager	Alsager	379649	355671	D - Urban Open Spaces	Low
379947, 356125	Wilbrahams (Wood Park) Recreation Ground	Alsager	Alsager	379947	356125	B - Outdoor Sport	Medium
379670, 355520	Alsager Library	Alsager	Alsager	379670	355520	D - Urban Open Spaces	Low
379727, 355515	Alsager Municipal Offices	Alsager	Alsager	379727	355515	D - Urban Open Spaces	Low
385301, 381892	Alveston Drive Playground	Wilmslow	Wilmslow Dean Row	385301	381892	C - Community Green Infrastructure	Medium
385655, 363026	Antrobus Street Car Park	Congleton	Congleton West	385655	363026	G - Inspection only	NA
385576, 382951	Army Cadet & Air Training Corps Dean Drive	Wilmslow	Handforth	385576	382951	D - Urban Open Spaces	Low
391429, 372138	Ash Grove Playground	Macclesfield	Macclesfield South	391429	372138	C - Community Green Infrastructure	Medium
383860, 363965	Back Lane Playing Fields & Changing Facilities	Congleton	Congleton West	383860	363965	B - Outdoor Sport	High
386174, 362924	Back Park Street Congleton	Congleton	Congleton West	386174	362924	G - Inspection only	NA
392416, 374820	Banbury Close Recreation Ground	Macclesfield	Macclesfield Hurdsfield	392416	374820	C - Community Green Infrastructure	Medium
384804, 382308	Lacey Green (Barlow Road) Park	Wilmslow	Wilmslow Lacey Green	384804	382308	C - Community Green Infrastructure	Medium
391784, 383010	Barnaby Road Recreation Ground	Poynton	Poynton West and Adlington	391784	383010	B - Outdoor Sport	High
365596, 353002	Barony Sports Complex	Nantwich	Nantwich North and West	365596	353002	B - Outdoor Sport	High
384775, 379137	Beech Road Playing Field	Alderley Edge	Alderley Edge	384775	379137	C - Community Green Infrastructure	Low
377966, 379545	Bernisdale Road Playground	Knutsford	Mobberley	377966	379545	C - Community Green Infrastructure	Low
385197, 363023	Blake Street and Egerton Street Car Park	Congleton	Congleton West	385197	363023	G - Inspection only	NA
384653, 381615	Boddington Playing Fields (Carrs Park), Cliff Road	Wilmslow	Wilmslow Lacey Green	384653	381615	E - Rural Open Spaces	Medium
389855, 377498	Bollin Grove Recreation Ground	Macclesfield	Prestbury	389855	377498	E - Rural Open Spaces	Low
393237, 378025	Bollington Recreation Ground (Green Flag)	Macclesfield	Bollington	393237	378025	A - Formal Parks & Gardens	High
376399, 370293	Booth Bed Lane Playing Field	Crewe	Dane Valley	376399	370293	E - Rural Open Spaces	Medium
370644, 365550	Booth Lane Play Area	Middlewich	Middlewich	370644	365550	C - Community Green Infrastructure	Medium
365010, 352330	Bowers Row Car Park	Nantwich	Nantwich South and Stapely	365010	352330	D - Urban Open Spaces	Low
365299 , 352288	Bowling Green Car Park	Nantwich	Nantwich South and Stapely	365299	352288	D - Urban Open Spaces	Low
375568, 378538	Branden Drive Recreation Ground	Knutsford	Knutsford	375568	378538	C - Community Green Infrastructure	Low


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392873, 383540	Brecon Close Playing Field	Poynton	Poynton East and Pott Shrigley	392873	383540	E - Rural Open Spaces	Low
377726, 364285	Brereton Green Play Area	Sandbach	Brereton Rural	377726	364285	E - Rural Open Spaces	Low
370890, 355910	Brierley Street Business Generation Centre	Crewe	Crewe East	370890	355910	G - Inspection only	NA
384869 , 380927	Broadway Meadow Car Park	Wilmslow	Wilmslow East	384869	380927	D - Urban Open Spaces	Low
387238, 362584	Bromley Farm Community Hall	Congleton	Congleton East	387238	362584	D - Urban Open Spaces	Low
365076, 351723	Brookfield Park	Nantwich	Nantwich South and Stapely	365097	351589	B - Outdoor Sport	High
375869 , 360573	Brookhouse Road Car Park	Sandbach	Sandbach Town	375869	360573	D - Urban Open Spaces	Low
370109 , 355857	Browning Street Car Park	Crewe	Crewe Central	370109	355857	D - Urban Open Spaces	Low
383100, 360700	Brownlow Waste Disposal Site	Congleton	Odd Rode	383100	360700	G - Inspection only	NA
386438, 381567	Browns Lane Recreation and Playground	Wilmslow	Wilmslow Dean Row	386438	381567	E - Rural Open Spaces	Medium
392654, 373320	Brynmore Drive Playground	Macclesfield	Macclesfield East	392654	373320	C - Community Green Infrastructure	Low
386440, 382409	Budworth Walk Play Area	Wilmslow	Wilmslow Dean Row	386440	382409	E - Rural Open Spaces	Low
375080, 378481	Bus Station	Knutsford	Knutsford	375080	378481	D - Urban Open Spaces	Low
383841, 381335	Carnival Field Playing Field	Wilmslow	Wilmslow West and Chorley	383841	381335	B - Outdoor Sport	High
384713 , 381626	Carrs Car Park by Wilmslow Parish Hall	Wilmslow	Wilmslow Lacey Green	384713	381626	D - Urban Open Spaces	Low
362794, 360005	Chapel Close Playing Fields	Cholmondeston	Bunbury	362794	360005	E - Rural Open Spaces	Low
385937 , 362808	Chapel Street Car Park	Congleton	Congleton West	385937	362808	G - Inspection only	NA
375500 , 360986	Chapel Street Car Park	Sandbach	Sandbach Town	375500	360986	D - Urban Open Spaces	Low
377933, 358612	Charles Square Playing Field Hassall Green	Sandbach	Brereton Rural	377933	358612	E - Rural Open Spaces	Low
391532 , 373630	Chatham Street Disabled Parking	Macclesfield	Macclesfield Central	391532	373630	D - Urban Open Spaces	Low
365862, 343701	Cheshire Street Playing Field and Car Park	Crewe	Audlem	365862	343701	B - Outdoor Sport	Medium
370352 , 355636	Chester Street Car Park	Crewe	Crewe Central	370352	355636	D - Urban Open Spaces	Low
365360, 352530	Cheyne Hall Day Centre	Nantwich	Nantwich North and West	365360	352530	D - Urban Open Spaces	Low
384092, 378143	Chorley Hall Lane Playing Fields	Alderley Edge	Alderley Edge	384092	378143	B - Outdoor Sport	High
382354, 379121	Chorley Village Hall Playing Field Beswick Lane	Alderley Edge	Wilmslow West and Chorley	382354	379121	E - Rural Open Spaces	Low
391364 , 373585	Christ Church Car Park	Macclesfield	Macclesfield Central	391364	373585	D - Urban Open Spaces	Low
365206 , 352272	Church Lane Car Park	Nantwich	Nantwich South and Stapely	365206	352272	D - Urban Open Spaces	Low
385111, 356805	Church Street Play Area	Mow Cop	Odd Rode	385111	356805	E - Rural Open Spaces	Low
392328 , 383614	Poynton Civic Hall Car Park	Poynton	Poynton East and Pott Shrigley	392328	383614	D - Urban Open Spaces	Low


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391986 , 373824	Commercial Road Car Park	Macclesfield	Macclesfield Hurdsfield	391986	373824	D - Urban Open Spaces	Low
386034, 362833	Community Garden High Street	Congleton	Congleton West	375495	360983	G - Inspection only	NA
385993 , 362566	Congleton Cemetery	Congleton	Congleton West	385993	362566	G - Inspection only	NA
386026, 363152	Congleton Fellowship House Day Centre	Congleton	Congleton West	386026	363152	G - Inspection only	NA
386243, 363146	Congleton Leisure Centre (Hankinsons Field)	Congleton	Congleton East	386243	363146	B - Outdoor Sport	Medium
385960, 362970	Congleton Library	Congleton	Congleton West	385960	362970	D - Urban Open Spaces	Low
386194, 363398	Congleton Park (Green Flag)	Congleton	Congleton West	386194	363398	A - Formal Parks & Gardens	High
390380, 371670	Congleton Road Playing Fields	Macclesfield	Macclesfield South	390380	371670	B - Outdoor Sport	High
392655, 370665	Cop Meadow Playing Field	Macclesfield	Sutton	392655	370665	E - Rural Open Spaces	Medium
393563 , 383111	Coppice Road Allotments	Poynton	Poynton East and Pott Shrigley	393563	383111	E - Rural Open Spaces	Low
365526, 352648	Coronation Gardens	Nantwich	Nantwich North and West	365526	352648	E - Rural Open Spaces	Low
379316, 355710	Coronation Gardens Sandbach Road	Alsager	Alsager	379316	355710	E - Rural Open Spaces	Medium
393496, 377971	Coronation Play Area Palmerston Street	Macclesfield	Bollington	393496	377971	E - Rural Open Spaces	Medium
370623 , 354734	Cotterill Street East Car Park	Crewe	Crewe South	370623	354734	D - Urban Open Spaces	Low
370595 , 354731	Cotterill Street West Car Park	Crewe	Crewe South	370595	354731	D - Urban Open Spaces	Low
375175, 368355	Cranage Park	Holmes Chapel	Dane Valley	375175	368355	E - Rural Open Spaces	Low
371810, 354853	Crewe Business Park	Crewe	Crewe East	371810	354853	G - Inspection only	NA
370378, 356459	Crewe Cemetery, Badger Avenue	Crewe	Crewe North	370378	356459	G - Inspection only	NA
368615, 356838	Crewe Cemetery, Minshull New Road	Crewe	Crewe St Barnabas	368615	356838	G - Inspection only	NA
370393, 356046	Crewe Engineering and Design UTC	Crewe	Crewe Central	370393	356046	D - Urban Open Spaces	Low
370677, 355738	Crewe Municipal Square	Crewe	Crewe Central	370677	355738	D - Urban Open Spaces	Medium
370663, 355854	Crewe Outdoor Market	Crewe	Crewe Central	370663	355854	D - Urban Open Spaces	Low
375831 , 360915	Crown Bank Car Park	Sandbach	Sandbach Town	375831	360915	D - Urban Open Spaces	Low
369499, 367051	Middlewich Household Waste Recyling Centre	Middlewich	Middlewich	369499	367051	G - Inspection only	NA
397710, 384295	Dane Hill Close Playground	Disley	Disley	397710	384295	E - Rural Open Spaces	Low
390150, 371560	Macclesfield Household Waste Recycling Centre	Macclesfield	Macclesfield South	390150	371560	G - Inspection only	NA
385853, 382227	Dean Row Community Centre	Wilmslow	Handforth	385853	382227	D - Urban Open Spaces	Low
370340, 355670	Delamere House	Crewe	Crewe Central	370340	355670	D - Urban Open Spaces	Low


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370413 , 355678	Delamere Street Car Park	Crewe	Crewe Central	370413	355678	D - Urban Open Spaces	Low
369604, 356415	Derby Street Play Area	Crewe	Crewe Central	369604	356415	C - Community Green Infrastructure	Medium
390892, 383877	Deva Close Changing Rooms & Playing Field	Poynton	Poynton West and Adlington	390892	383877	B - Outdoor Sport	High
382902 , 379120	Dingle Avenue Allotments	Alderley Edge	Wilmslow West and Chorley	382902	379120	G - Inspection only	NA
397570 , 384653	Disley Community Centre Car Park	Disley	Disley	397570	384653	D - Urban Open Spaces	Low
390582, 383979	Distaff Road Play Area	Poynton	Poynton West and Adlington	390582	383979	E - Rural Open Spaces	Low
391121, 375456	Dorchester Way Playing Field	Macclesfield	Macclesfield Tytherington	391121	375456	C - Community Green Infrastructure	Medium
391627 , 373370	Duke Street Car Park	Macclesfield	Macclesfield Central	391627	373370	D - Urban Open Spaces	Low
370537 , 355185	Edleston Road Car Park	Crewe	Crewe South	370537	355185	D - Urban Open Spaces	Low
370567 , 354627	Edward Street Car Park	Crewe	Crewe South	370567	354627	D - Urban Open Spaces	Low
373919, 361612	Elworth Gardens & Playground, London Road	Sandbach	Sandbach Elworth	373919	361612	C - Community Green Infrastructure	Low
373905, 361051	Enterprise Court Industrial Units	Sandbach	Sandbach Elworth	373905	361051	D - Urban Open Spaces	Low
391606 , 373494	Exchange Street Car Park	Macclesfield	Macclesfield Central	391606	373494	D - Urban Open Spaces	Low
379654, 355540	Fairview Car Park	Alsager	Alsager	379654	355540	G - Inspection only	NA
380025, 354905	Fannys Croft Car Park off Audley Road	Alsager	Alsager	380025	354905	D - Urban Open Spaces	Low
386863, 376684	Festival Drive Playground	Macclesfield	Prestbury	386863	376684	E - Rural Open Spaces	Low
364916 , 352456	First Wood Street Car Park	Nantwich	Nantwich North and West	364916	352456	D - Urban Open Spaces	Low
392236, 382946	Fleetbank Farm Recreation Ground	Poynton	Poynton West and Adlington	392236	382946	E - Rural Open Spaces	Medium
374836, 378355	Former Bexton Court Community Support Centre	Knutsford	Knutsford	374836	378355	D - Urban Open Spaces	Low
375261, 378407	Former Civic Centre	Knutsford	Knutsford	375261	378407	G - Inspection only	NA
370690, 355690	Former Crewe Library	Crewe	Crewe Central	370690	355690	G - Inspection only	NA
369993, 355388	Former Crewe Swimming Pool & Valley Park Play	Crewe	Crewe West	369993	355388	G - Inspection only	NA
370250, 366141	Fountain Fields (Green Flag)	Middlewich	Middlewich	370250	366141	A - Formal Parks & Gardens	High
368959, 356889	Frank Webb Avenue Open Space	Crewe	Crewe St Barnabas	368959	356889	E - Rural Open Spaces	Medium
390620, 372014	Franklin Close Rotherhead Drive Recreation Grou	Macclesfield	Macclesfield South	390620	372014	E - Rural Open Spaces	Low
393492, 377897	Bollington War Memorial & Gardens	Macclesfield	Bollington	393492	377897	F - Cemeteries, Church Yards and Memc	Medium
391914 , 373731	Gas Road Car Park	Macclesfield	Macclesfield Central	391914	373731	D - Urban Open Spaces	Low
370246 , 355745	Gatefield Car Park	Crewe	Crewe Central	370246	355745	D - Urban Open Spaces	Low


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						Maintenance Categorisation	
Site Ref	Property Site Name	Town	Ward	Easting	Northing	Proposed Typology	Proposed Amenity Level
374000, 360536	Gibson Crescent Playing Field	Sandbach	Sandbach Elworth	374000	360536	E - Rural Open Spaces	Low
391698, 384273	Glastonbury Drive Playing Field	Poynton	Poynton West and Adlington	391698	384273	E - Rural Open Spaces	Low
383414, 380236	Gravel Lane Recreation Ground	Wilmslow	Wilmslow West and Chorley	383414	380236	E - Rural Open Spaces	Low
371391, 356388	Greendale Gardens	Crewe	Crewe East	371391	356388	E - Rural Open Spaces	Medium
391771, 375490	Hall Grove Play Area	Macclesfield	Macclesfield Tytherington	391771	375490	C - Community Green Infrastructure	Low
385921 , 383380	Handforth Youth Centre	Wilmslow	Handforth	385921	383380	G - Inspection only	NA
385810, 383491	Handforth Library	Wilmslow	Handforth	385810	383491	D - Urban Open Spaces	Low
376354, 360284	Hassall Road Play Area	Sandbach	Sandbach Heath and East	376354	360284	E - Rural Open Spaces	Low
378603, 356286	Hassall Road Playground	Alsager	Alsager	378603	356286	C - Community Green Infrastructure	Low
376235, 360363	Hassall Road Recreation Ground	Sandbach	Sandbach Heath and East	376235	360363	E - Rural Open Spaces	Medium
384123, 381070	Little Lindow Playground	Wilmslow	Wilmslow West and Chorley	384123	381070	E - Rural Open Spaces	Medium
380502, 357572	Heath Avenue Play Area	Rode Heath	Odd Rode	380502	357572	C - Community Green Infrastructure	Low
370904, 356202	Henry Street The Razzer Recreation Ground	Crewe	Crewe East	370904	356202	E - Rural Open Spaces	Low
367370, 377870	Hield Grove Playground	Northwich	High Legh	367370	377870	E - Rural Open Spaces	Low
390847, 375461	Holcombe Drive Play Area	Macclesfield	Macclesfield Tytherington	390847	375461	C - Community Green Infrastructure	Low
370283 , 355685	Holly Bank Car Park	Crewe	Crewe Central	370283	355685	D - Urban Open Spaces	Low
376271 , 367102	Holmes Chapel Library	Holmes Chapel	Dane Valley	376271	367102	D - Urban Open Spaces	Low
376311 , 367115	Holmes Chapel Library Car Park	Holmes Chapel	Dane Valley	376311	367115	D - Urban Open Spaces	Low
384652 , 380966	Hoopers Car Park	Wilmslow	Wilmslow East	384652	380966	D - Urban Open Spaces	Low
370695, 354819	Hope Street Car Park	Crewe	Crewe South	370695	354819	D - Urban Open Spaces	Low
377445, 384364	Hough Green Garages Ashley	Ashley	Mobberley	377445	384364	D - Urban Open Spaces	Medium
385981, 382462	Howty Close Playground	Wilmslow	Handforth	385981	382462	C - Community Green Infrastructure	Low
383280, 382089	Jim Evison Playing Fields	Wilmslow	Wilmslow West and Chorley	383280	382089	B - Outdoor Sport	High
391676 , 373985	Jordangate Multi Storey Car Park	Macclesfield	Macclesfield Central	391676	373985	D - Urban Open Spaces	Low
370195, 355874	Jubilee Gardens	Crewe	Crewe Central	370195	355874	D - Urban Open Spaces	Medium
389266, 374347	Juniper Rise Play Area	Macclesfield	Broken Cross and Upton	389266	374347	E - Rural Open Spaces	Low
389805 , 374555	Kennedy Avenue Car Park	Macclesfield	Broken Cross and Upton	389805	374555	D - Urban Open Spaces	Low
368277 , 355773	King George V Playing Fields	Crewe	Crewe West	368277	355773	B - Outdoor Sport	High
392304, 372848	King Georges Playing Field Windmill Street	Macclesfield	Macclesfield South	392304	372848	C - Community Green Infrastructure	Medium


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375293 , 378661	King Street Car Park	Knutsford	Knutsford	375293	378661	D - Urban Open Spaces	Low
364802, 352616	Kingsley Fields Recreation Ground	Nantwich	Nantwich North and West	364802	352616	E - Rural Open Spaces	Low
376652, 379369	Knutsford Household Waste Recycling Centre	Knutsford	Knutsford	376652	379369	G - Inspection only	NA
384866, 382650	Lacey Green Pavilion (linked to Clough Avenue Playing Field)	Wilmslow	Wilmslow Lacey Green	384866	382650	G - Inspection only	NA
394191, 383495	Land & Civic amenity site Anson Road Poynton	Poynton	Poynton East and Pott Shrigley	394191	383495	G - Inspection only	NA
389051, 374297	Land & corner by 69 Drummond Way Broken Cro	Macclesfield	Broken Cross and Upton	389051	374297	E - Rural Open Spaces	Low
385206, 362978	Land & path & parking by 27 Davenport Street Co	Congleton	Congleton West	385206	362978	G - Inspection only	NA
386846, 362376	Land & path beside 10 Thames Close & 28 Avon D	Congleton	Congleton East	386846	362376	G - Inspection only	NA
391014, 375305	Land & path beside 21 Ploughmans Way	Macclesfield	Macclesfield Tytherington	391014	375305	E - Rural Open Spaces	Low
380855, 377308	Land & path beside 23 Buttermere Drive Great W	Alderley Edge	Mobberley	380855	377308	E - Rural Open Spaces	Low
389279, 374356	Land & path between 10 & 12 Juniper Rise Broke	Macclesfield	Broken Cross and Upton	389279	374356	E - Rural Open Spaces	Low
392364, 382619	Land & path by 119 Vernon Road to 1 Fielding Av	Poynton	Poynton East and Pott Shrigley	392364	382619	E - Rural Open Spaces	Low
392178, 382787	Land & path by 2 Curzon Road to 33 Micawber Rd	Poynton	Poynton West and Adlington	392178	382787	E - Rural Open Spaces	Low
392157, 382674	Land & path by 24 Micawber Road to 63 Vernon I	Poynton	Poynton West and Adlington	392157	382674	E - Rural Open Spaces	Low
392365, 382712	Land & path by 50 Curzon Road to 77 Micawber F	Poynton	Poynton West and Adlington	392365	382712	E - Rural Open Spaces	Low
376692 , 361668	Land & path side garage off Congleton Road	Sandbach	Sandbach Heath and East	376692	361668	E - Rural Open Spaces	Low
373889, 361150	Land & paths front of Wisdom Walk Sandbach	Sandbach	Sandbach Elworth	373889	361150	E - Rural Open Spaces	Low
389086, 374138	Play Area off Bodmin Avenue Broken Cross	Macclesfield	Broken Cross and Upton	389086	374138	E - Rural Open Spaces	Low
397622, 384267	Land & road at & off Bentside Road & St Marys R	Disley	Disley	397622	384267	E - Rural Open Spaces	Low
393764, 371447	Land & road at Brighton Crescent less crescent st	Macclesfield	Sutton	393764	371447	E - Rural Open Spaces	Low
392671, 370840	Land & road at Cop Meadow to Symondley Road	Macclesfield	Sutton	392671	370840	G - Inspection only	NA
378452, 373807	Land & road at Parkgate Avenue & Stocks Lane O	Knutsford	Chelford	378452	373807	E - Rural Open Spaces	Low
394700, 375544	Land & road at Ravenho Lane Hawkins Lane Rain	Macclesfield	Sutton	394700	375544	E - Rural Open Spaces	Low
394275, 371607	Land & road at Teggnose Mount & access by 4 &	Macclesfield	Sutton	394275	371607	E - Rural Open Spaces	Low
370282, 366412	Land & road at The Moorings & off Pepper Street	Middlewich	Middlewich	370282	366412	E - Rural Open Spaces	Low
376012, 378660	Land & road Beech Drive & Mansion Drive Knutsf	Knutsford	Knutsford	376012	378660	E - Rural Open Spaces	Low
386567, 362857	Land & road between 2 & 14 Southbank Grove Co	Congleton	Congleton East	386567	362857	G - Inspection only	NA
385540, 384370	Land & road corner Clay Lane & Wilmslow Road H	Wilmslow	Handforth	385540	384370	E - Rural Open Spaces	Low


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389443, 374179	Land & road corner Priory Lane & Birtles Road Br	Macclesfield	Broken Cross and Upton	389443	374179	G - Inspection only	NA
384540, 382106	Land & road Cranford Trafford Egerton roads & o	Wilmslow	Wilmslow Lacey Green	384540	382106	E - Rural Open Spaces	Low
393969, 377874	Land & road Harrop Road Bollington	Macclesfield	Bollington	393969	377874	E - Rural Open Spaces	Low
374473, 378417	Land & road in front 8 to 76 Westfield Drive Knut	Knutsford	Knutsford	374473	378417	E - Rural Open Spaces	Low
392113, 377073	Land & road Kingsway & access roadways off Boll	Macclesfield	Bollington	392113	377073	E - Rural Open Spaces	Low
394033, 377712	Land & road Lowther Road Bollington	Macclesfield	Bollington	394033	377712	E - Rural Open Spaces	Low
375900, 378783	Land & road Manor Crescent & Woodlands Drive	Knutsford	Knutsford	375900	378783	E - Rural Open Spaces	Low
385408, 383655	Land & road part Meriton Road & Hampson Cresc	Wilmslow	Handforth	385408	383655	E - Rural Open Spaces	Low
385468, 383550	Land & road part Meriton Road & path & School	Wilmslow	Handforth	385468	383550	E - Rural Open Spaces	Low
385802, 383289	Land & road South Acre Drive Wilmslow Road Ha	Wilmslow	Handforth	385802	383289	E - Rural Open Spaces	Low
370157, 366420	Land & road St Michaels Way by 5 Webbs Lane M	Middlewich	Middlewich	370157	366420	E - Rural Open Spaces	Low
392022, 373912	Land & road Thorp Street near Commercial Road	Macclesfield	Macclesfield Hurdsfield	392022	373912	E - Rural Open Spaces	Low
381717, 377007	Land & road Warford Crescent Merrymans Lane C	Alderley Edge	Mobberley	381717	377007	E - Rural Open Spaces	Low
391627, 372438	Land & roadway beside 45 Maple Avenue Maccle	Macclesfield	Macclesfield South	391627	372438	E - Rural Open Spaces	Low
391395, 375190	Land & roadway by 5 & 7 Wheatfield Close Maccl	Macclesfield	Macclesfield Tytherington	391395	375190	E - Rural Open Spaces	Low
391751, 382645	Land & scout hut Calder Close to London Road So	Poynton	Poynton West and Adlington	391751	382645	E - Rural Open Spaces	Low
387010, 363986	Land & scout hut St Johns Road Congleton	Congleton	Congleton East	387010	363986	G - Inspection only	NA
386137, 383474	Land & track near Hall Road to Epsom Avenue Ha	Wilmslow	Handforth	386137	383474	G - Inspection only	NA
389849, 374147	Land 107 to 201 Victoria Road & Leamington Roa	Macclesfield	Broken Cross and Upton	389849	374147	E - Rural Open Spaces	Low
375215, 367926	Land access beside 55 Needham Drive Cranage	Holmes Chapel	Dane Valley	375215	367926	E - Rural Open Spaces	Low
384880, 361436	Land access roadway off Peel Lane by 17 Peel Dri	Congleton	Odd Rode	384880	361436	G - Inspection only	NA
376137, 360394	Land access strip between 41 & 43 Palmer Road S	Sandbach	Sandbach Heath and East	376137	360394	E - Rural Open Spaces	Low
392476, 374651	Land adjacent 135 Brocklehurst Avenue Macclesf	Macclesfield	Macclesfield Hurdsfield	392476	374651	E - Rural Open Spaces	Low
371627, 356372	Land adjacent 136 Rochester Crescent Crewe	Crewe	Crewe East	371627	356372	E - Rural Open Spaces	Low
375970, 367416	Land adjacent to 1 Sadlers Close Holmes Chapel	Holmes Chapel	Dane Valley	375970	367416	E - Rural Open Spaces	Low
384024, 371195	Land adjacent to Woodside Close Siddington Ban	Macclesfield	Gawsworth	384024	371195	E - Rural Open Spaces	Low
384946, 362960	Land along west side of Mereside Avenue Congle	Congleton	Congleton West	384946	362960	G - Inspection only	NA
389810, 373321	Land and buildings, off Ivy Road Macclesfield	Macclesfield	Macclesfield West and Ivy	389810	373321	E - Rural Open Spaces	Low
369745, 357737	Land and path off Mablings Lane Crewe	Crewe	Crewe North	369745	357737	E - Rural Open Spaces	Low


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370035, 353837	Land and play area at Gresty Brook	Crewe	Crewe South	370035	353837	C - Community Green Infrastructure	Medium
380962, 356046	Land and road at Greengate Road Church Lawton	Alsager	Odd Rode	380962	356046	G - Inspection only	NA
386601, 363073	Land and roadway off Bromley Road Congleton	Congleton	Congleton East	386601	363073	G - Inspection only	NA
370478, 366212	Land and turning circle off Lewin Street	Middlewich	Middlewich	370478	366212	E - Rural Open Spaces	Low
391850, 375644	Land around Marlborough School Tytherington D	Macclesfield	Macclesfield Tytherington	391850	375644	E - Rural Open Spaces	Low
384236, 381163	Land at 10 Hall Road Wilmslow 2864	Wilmslow	Wilmslow West and Chorley	384236	381163	G - Inspection only	NA
387615, 364033	Land at 167 St Johns Road corner with Harvey Ro	Congleton	Congleton East	387615	364033	G - Inspection only	NA
387222, 381571	Land at Adlington Road Wilmslow 2870	Wilmslow	Wilmslow Dean Row	387222	381571	E - Rural Open Spaces	Low
386322, 363654	Land at and off Hertford Close Congleton	Congleton	Congleton West	386322	363654	G - Inspection only	NA
386150, 362930	Land at Back Park St Congleton 5040	Congleton	Congleton West	386150	362930	G - Inspection only	NA
384767, 381193	Land at Bank Square Wilmslow	Wilmslow	Wilmslow East	384767	381193	E - Rural Open Spaces	Low
391783 , 382926	Midway Playing Field and Barnaby Road Playgrou	Poynton	Poynton West and Adlington	391783	382926	B - Outdoor Sport	Medium
385332, 381371	Land at Briarwood & off Cow Lane Wilmslow	Wilmslow	Wilmslow Dean Row	385332	381371	E - Rural Open Spaces	Low
386784, 361964	Land at Canal Road Congleton 5135	Congleton	Congleton East	386784	361964	G - Inspection only	NA
386811, 363853	Land at Charlesworth Place Havannah Street Con	Congleton	Congleton East	386811	363853	G - Inspection only	NA
390910, 373668	Land at Chester Rd Macclesfield 2696	Macclesfield	Macclesfield West and Ivy	390910	373668	E - Rural Open Spaces	Low
375860, 366980	Land at Chester Road H/Chapel 4981	Holmes Chapel	Dane Valley	375860	366980	E - Rural Open Spaces	Low
369473, 366784	Land at Chester Road to rear 43 Beechfield Drive	Middlewich	Middlewich	369473	366784	G - Inspection only	NA
385826, 383510	Land at Church Road Handforth	Wilmslow	Handforth	385826	383510	E - Rural Open Spaces	Low
376610, 361410	Land at Congleton Rd Sandbach 5229	Sandbach	Sandbach Heath and East	376610	361410	G - Inspection only	NA
369570, 358249	Land at corner of Lambourne Drive & Simpson Co	Crewe	Leighton	369570	358249	E - Rural Open Spaces	Low
367170, 352750	Richmond Villages Playing Fields	Nantwich	Wistaston	367170	352750	G - Inspection only	NA
385260, 363100	Land at Dane House Congleton 4994	Congleton	Congleton West	385260	363100	G - Inspection only	NA
391590, 373300	Land at Elizabeth Street	Macclesfield	Macclesfield Central	391590	373300	E - Rural Open Spaces	Low
373930, 360880	Land at Elworth Rd	Sandbach	Sandbach Elworth	373930	360880	E - Rural Open Spaces	Low
390975, 374577	Land at estate off Westminster & Abbey Road Ma	Macclesfield	Macclesfield Tytherington	390975	374577	E - Rural Open Spaces	Low
370520, 356020	Land at former Beech St	Crewe	Crewe Central	370520	356020	E - Rural Open Spaces	Low
383648, 363718	Land at front boundary of 14 & 16 Longdown Roa	Congleton	Congleton West	383648	363718	G - Inspection only	NA
370556, 364861	Land at George VI Close	Middlewich	Middlewich	370556	364861	E - Rural Open Spaces	Low


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377445, 384353	Land at Hough Green off Cow Lane Ashley	Ashley	Mobberley	377445	384353	E - Rural Open Spaces	Low
391536 , 373906	Land at King Edward Road	Macclesfield	Macclesfield Central	391536	373906	E - Rural Open Spaces	Low
380920, 357050	Land at Knutsford Rd Rode Heath 6129	Rode Heath	Odd Rode	380920	357050	G - Inspection only	NA
391786, 365974	Land at Lakeside off A523 Bosley	Macclesfield	Gawsworth	391786	365974	E - Rural Open Spaces	Low
392460, 385100	Land at London Rd North Poynton 1030	Poynton	Poynton East and Pott Shrigley	392460	385100	G - Inspection only	NA
386068, 363498	Land at Maskery Place Eardley Crescent and Salford	Congleton	Congleton West	386068	363498	G - Inspection only	NA
371692, 375333	Land at Moorcroft off Trouthall Lane to number 1	Knutsford	Chelford	371692	375333	E - Rural Open Spaces	Low
384363, 362449	Land at Newcastle Rd Congleton 5026	Congleton	Congleton West	384363	362449	E - Rural Open Spaces	Low
369910, 366330	Land at Newton Bank Middlewich 5168	Middlewich	Middlewich	369910	366330	E - Rural Open Spaces	Low
370620, 356060	Land at Newton St East Crewe 4022	Crewe	Crewe Central	370620	356060	E - Rural Open Spaces	Low
370590, 356060	Land at Newton St East Crewe 4106	Crewe	Crewe Central	370590	356060	E - Rural Open Spaces	Low
375216, 378806	Land at Old Market Place Knutsford 5955	Knutsford	Knutsford	375216	378806	G - Inspection only	NA
385422, 362759	Land at outer corner of west end of The Crescent	Congleton	Congleton West	385422	362759	G - Inspection only	NA
369437, 377144	Land at Pickmere Lane Pickmere	Knutsford	High Legh	369437	377144	E - Rural Open Spaces	Low
373265, 356344	Land at Primrose Avenue Haslington Crewe	Crewe	Haslington	373265	356344	E - Rural Open Spaces	Low
370009, 366854	Land at Ravenscroft Close Middlewich	Middlewich	Middlewich	370009	366854	E - Rural Open Spaces	Low
375548, 366785	Land at Selkirk Drive opposite Portree Drive Holmes Chapel	Holmes Chapel	Dane Valley	375548	366785	E - Rural Open Spaces	Low
376151, 378752	Land at south side Bellingham Close Knutsford	Knutsford	Knutsford	376151	378752	E - Rural Open Spaces	Low
372956, 383456	Land at The Crescent & Whitehouse Road Bucklow	Knutsford	High Legh	372956	383456	E - Rural Open Spaces	Low
379297, 355966	Land at The Fairway Alsager	Alsager	Alsager	379297	355966	E - Rural Open Spaces	Low
387750, 361890	Land at The Gables Biddulph Rd 4995	Congleton	Congleton East	387750	361890	G - Inspection only	NA
389480, 374833	Land at Upton Priory Macclesfield	Macclesfield	Broken Cross and Upton	389480	374833	E - Rural Open Spaces	Low
367663, 355073	Land at Valley Brook Crewe	Crewe	Wistaston	367663	355073	E - Rural Open Spaces	Low
370730, 355790	Land at Vernon Way Crewe 4008	Crewe	Crewe Central	370730	355790	E - Rural Open Spaces	Low
367924, 352738	Land at Victoria Mill Drive and John Gresty Drive	Nantwich	Willaston and Rope	367924	352738	E - Rural Open Spaces	Low
389680, 372680	Land at Warwick Road 589	Macclesfield	Macclesfield West and Ivy	389680	372680	E - Rural Open Spaces	Low
365000, 352117	Land at Water Lode / Barker St 4154	Nantwich	Nantwich South and Stapely	365000	352117	G - Inspection only	NA
375754, 361118	Land at Welles Street Sandbach	Sandbach	Sandbach Town	375754	361118	E - Rural Open Spaces	Low
370284, 356010	Land at West Street in front of Albert Road Crewe	Crewe	Crewe Central	370284	356010	E - Rural Open Spaces	Low


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						Maintenance Categorisation	
Site Ref	Property Site Name	Town	Ward	Easting	Northing	Proposed Typology	Proposed Amenity Level
374760, 358250	Land at White Hall Fm Haslington 4135	Crewe	Sandbach Ettiley Heath and Whe	374760	358250	E - Rural Open Spaces	Low
384504, 379630	Land at Whitehall Fm Wilmslow 2877	Alderley Edge	Alderley Edge	384504	379630	E - Rural Open Spaces	Low
370301, 384285	Land at Wrenshot Lane High Legh	Knutsford	High Legh	370301	384285	E - Rural Open Spaces	Low
384252, 363816	Land Back Lane by 44 Chestnut Drive Congleton	Congleton	Congleton West	384252	363816	G - Inspection only	NA
378249, 355575	Land behind 1 Dart Close to corner Derwent Clos	Alsager	Alsager	378249	355575	E - Rural Open Spaces	Low
391662, 383970	Land behind 32 Lindisfarne Drive Poynton	Poynton	Poynton West and Adlington	391662	383970	E - Rural Open Spaces	Low
371997, 379370	Land behind 9 to 25 Holly Grove Tabley	Knutsford	High Legh	371997	379370	E - Rural Open Spaces	Low
370469, 365892	Land Bembridge Drive	Middlewich	Middlewich	370469	365892	E - Rural Open Spaces	Low
374653, 377936	Land beside 1 Gloucester Road & 78 Bexton Road	Knutsford	Knutsford	374653	377936	E - Rural Open Spaces	Low
384244, 363744	Land beside 1 Hawthorne Close	Congleton	Congleton West	384244	363744	G - Inspection only	NA
385811, 382071	Land beside 1 Kingsbury Drive	Wilmslow	Wilmslow Dean Row	385811	382071	E - Rural Open Spaces	Low
376360, 360230	Land beside 1 Mortimer Drive to Hassall Road	Sandbach	Sandbach Heath and East	376360	360230	E - Rural Open Spaces	Low
369821, 365491	Land beside 1 Simonswood & 8 Blakelow Close	Middlewich	Middlewich	369821	365491	E - Rural Open Spaces	Low
370789, 365200	Land beside 102 Booth Lane	Middlewich	Middlewich	370789	365200	E - Rural Open Spaces	Low
383931, 363819	Land beside 102 Chestnut Drive	Congleton	Congleton West	383931	363819	G - Inspection only	NA
392494, 376772	Land beside 106 & by 108 South West Avenue	Macclesfield	Bollington	392494	376772	E - Rural Open Spaces	Low
390346, 383468	Land beside 11 Bittern Close & 31 Heron Drive	Poynton	Poynton West and Adlington	390346	383468	E - Rural Open Spaces	Low
385168, 362999	Land beside 11 Blake Street linking Garden Street	Congleton	Congleton West	385168	362999	G - Inspection only	NA
386905, 362090	Land beside 11 Isis Close & 14 Tamar Close	Congleton	Congleton East	386905	362090	G - Inspection only	NA
390485, 383582	Land beside 11 Teal Avenue	Poynton	Poynton West and Adlington	390485	383582	E - Rural Open Spaces	Low
369607, 366816	Land beside 12 Beechfield Drive to corner	Middlewich	Middlewich	369607	366816	E - Rural Open Spaces	Low
390366, 383488	Land beside 14 Heron Drive to path	Poynton	Poynton West and Adlington	390366	383488	E - Rural Open Spaces	Low
369864, 366774	Land beside 14 Meadow View	Middlewich	Middlewich	369864	366774	E - Rural Open Spaces	Low
390488, 383543	Land beside 15 Petrel Avenue & 18 Puffin Avenue	Poynton	Poynton West and Adlington	390488	383543	E - Rural Open Spaces	Low
385209, 363232	Land beside 16 Valley View	Congleton	Congleton West	385209	363232	G - Inspection only	NA
386982, 362094	Land beside 17 Tamar Close & 12 Lune Close	Congleton	Congleton East	386982	362094	G - Inspection only	NA
375244, 361733	Land beside 2 Dove Close	Sandbach	Sandbach Town	375244	361733	E - Rural Open Spaces	Low
376381, 360261	Land beside 2 Mortimer Drive to Hassall Road	Sandbach	Sandbach Heath and East	376381	360261	E - Rural Open Spaces	Low
376177, 360228	Land beside 20 Mortimer Drive to footpath	Sandbach	Sandbach Heath and East	376177	360228	E - Rural Open Spaces	Low


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						Maintenance Categorisation	
Site Ref	Property Site Name	Town	Ward	Easting	Northing	Proposed Typology	Proposed Amenity Level
385288, 362988	Land beside 20 to in front part of 24 John Street	Congleton	Congleton West	385288	362988	G - Inspection only	NA
370901, 364819	Land beside 22 Alexandra Road	Middlewich	Middlewich	370901	364819	E - Rural Open Spaces	Low
390050, 374486	Land beside 24 & 26 Brampton Avenue	Macclesfield	Broken Cross and Upton	390050	374486	E - Rural Open Spaces	Low
390473, 383546	Land beside 24 Teal Avenue & 7 Snipe Close to pa	Poynton	Poynton West and Adlington	390473	383546	E - Rural Open Spaces	Low
386989, 362336	Land beside 25 & 27 Avon Drive	Congleton	Congleton East	386989	362336	G - Inspection only	NA
385280, 362968	Land beside 28 to front of 26 John Street	Congleton	Congleton West	385280	362968	G - Inspection only	NA
390485, 383401	Land beside 29 Mallard Crescent & 1 Heron Drive	Poynton	Poynton West and Adlington	390485	383401	E - Rural Open Spaces	Low
379068, 356068	Land beside 3 St Marys Close	Alsager	Alsager	379068	356068	E - Rural Open Spaces	Low
385258, 362955	Land beside 31 John Street	Congleton	Congleton West	385258	362955	G - Inspection only	NA
376050, 367081	Land beside 46 Bessancourt	Holmes Chapel	Dane Valley	376050	367081	E - Rural Open Spaces	Low
384262, 363594	Land beside 53 Hawthorne Close	Congleton	Congleton West	384262	363594	G - Inspection only	NA
380703, 357557	Land beside 65 Beech Avenue & 3 Bracken Close	Rode Heath	Odd Rode	380703	357557	E - Rural Open Spaces	Low
384254, 363703	Land beside 66 Hawthorne Close	Congleton	Congleton West	384254	363703	G - Inspection only	NA
392351, 382810	Land beside 7 Brownlow Close	Poynton	Poynton West and Adlington	392351	382810	E - Rural Open Spaces	Low
384115, 363865	Land beside 72 Chestnut Drive	Congleton	Congleton West	384115	363865	G - Inspection only	NA
386535, 362502	Land beside 73 Thames Close	Congleton	Congleton East	386535	362502	G - Inspection only	NA
385773, 383340	Land beside 78 Wilmslow Road	Wilmslow	Handforth	385773	383340	E - Rural Open Spaces	Low
387016, 362292	Land beside 8 Severn Close	Congleton	Congleton East	387016	362292	G - Inspection only	NA
376161, 360233	Land beside 85 Palmer Road to footpath	Sandbach	Sandbach Heath and East	376161	360233	E - Rural Open Spaces	Low
387180, 364357	Land beside 87 Malhamdale Road & 9 Harvey Ro	Congleton	Congleton East	387180	364357	G - Inspection only	NA
386517, 362539	Land beside 90 Thames Close	Congleton	Congleton East	386517	362539	G - Inspection only	NA
385484, 382158	Land between 11 & 15 Alveston Drive	Wilmslow	Wilmslow Dean Row	385484	382158	E - Rural Open Spaces	Low
391684, 384016	Land between 11 & 15 Tewkesbury Close	Poynton	Poynton West and Adlington	391684	384016	E - Rural Open Spaces	Low
383802, 363772	Land between 122 Chestnut Drive & 71 Longdow	Congleton	Congleton West	383802	363772	G - Inspection only	NA
385020, 356727	Land between 13 Clare Street & Fern Close Mour	Mount Pleasant	Odd Rode	385020	356727	E - Rural Open Spaces	Low
378959, 355319	Land between 14 Moreton Drive & 21 Bluebell W	Alsager	Alsager	378959	355319	G - Inspection only	NA
375712, 378892	Land between 150 & 152 Mobberley Road to rail	Knutsford	Knutsford	375712	378892	E - Rural Open Spaces	Low
374955, 377850	Land between 16 & 24 to beside 46 Ashworth Pa	Knutsford	Knutsford	374955	377850	E - Rural Open Spaces	Low
370081, 364901	Land between 2 & 3 Heaton Close Middlewich	Middlewich	Middlewich	370081	364901	E - Rural Open Spaces	Low


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Site Ref	Property Site Name	Town	Ward	Easting	Northing	Proposed Typology	Proposed Amenity Level
378882, 362002	Land between 21 & 30 Villa Farm Arclid	Sandbach	Brereton Rural	378882	362002	E - Rural Open Spaces	Low
369579, 357574	Land between 22 and 24 Merlin Way	Crewe	Leighton	369579	357574	E - Rural Open Spaces	Low
372798, 352196	Land between 25 & 27 Millbeck Close Weston	Crewe	Haslington	372798	352196	E - Rural Open Spaces	Low
387882, 362224	Land between 28 to 33 & 46 to 51 Blackshaw Clo	Congleton	Congleton East	387882	362224	G - Inspection only	NA
386959, 362193	Land between 29 & 31 Derwent Drive & canal Co	Congleton	Congleton East	386959	362193	E - Rural Open Spaces	Low
386561, 361939	Land between 29 & 31 to rear of 23 Lamberts Lar	Congleton	Congleton East	386561	361939	G - Inspection only	NA
368386, 355942	Land between 3 & 9 Victoria Avenue Crewe	Crewe	Crewe West	368386	355942	E - Rural Open Spaces	Low
384173, 362470	Land between 3 Rydal Court & 8 Langdale Court C	Congleton	Congleton West	384173	362470	G - Inspection only	NA
376626, 378701	Land between 35 North Downs & 11 Longridge K	Knutsford	Knutsford	376626	378701	E - Rural Open Spaces	Low
387280, 362543	Land between 36 & 38 Ayrshire Way Congleton	Congleton	Congleton East	387280	362543	G - Inspection only	NA
389137, 376700	Land between 5 & 7 Castleford Drive Prestbury	Macclesfield	Prestbury	389137	376700	E - Rural Open Spaces	Low
365902, 350966	Land between 6 & 8 Bishops Wood Nantwich	Nantwich	Nantwich South and Stapely	365902	350966	E - Rural Open Spaces	Low
386970, 364309	Land between 65 and 67 St Johns Road Congleton	Congleton	Congleton East	386970	364309	G - Inspection only	NA
385354, 381571	Land between 69 & 90 Hazelwood Road Wilmslow	Wilmslow	Wilmslow Dean Row	385354	381571	E - Rural Open Spaces	Low
386084, 362787	Land between 8 & 24 Colehill Bank Canal Street C	Congleton	Congleton West	386084	362787	G - Inspection only	NA
369825, 365468	Land between 8 & 9 Blakelow Close Middlewich	Middlewich	Middlewich	369825	365468	E - Rural Open Spaces	Low
368823, 357632	Land between Bradfield Road and Minshull New	Crewe	Leighton	368823	357632	E - Rural Open Spaces	Low
370436, 364756	Land between Chadwick Road & Redshaw Close M	Middlewich	Middlewich	370436	364756	E - Rural Open Spaces	Low
370442, 364713	Land between Chadwick Road and Gorsley Close	Middlewich	Middlewich	370442	364713	E - Rural Open Spaces	Low
368917, 357780	Land between Elmstead Crescent and Lawford Cl	Crewe	Leighton	368917	357780	E - Rural Open Spaces	Low
387468, 362373	Land between end Worsley Drive & end Telford C	Congleton	Congleton East	387468	362373	E - Rural Open Spaces	Low
386226, 383717	Land between Epsom Avenue & Kiln Croft Lane H	Wilmslow	Handforth	386226	383717	G - Inspection only	NA
369334, 352936	Land between Farndale Close and Glaisdale Wista	Crewe	Willaston and Rope	369334	352936	E - Rural Open Spaces	Low
368022, 354713	Land between Field Lane and Wistaston Brook Cr	Crewe	Wistaston	368022	354713	G - Inspection only	NA
369716, 353595	Land between Fuller Drive Crewe and Dunham Cr	Crewe	Willaston and Rope	369716	353595	E - Rural Open Spaces	Low
371853, 356016	Land between Lansdowne Road & Cormoront Clo	Crewe	Crewe East	371853	356016	E - Rural Open Spaces	Low
369548, 353434	Land between Ledbury Drive and Haddon Close C	Crewe	Willaston and Rope	369548	353434	E - Rural Open Spaces	Low
386100, 362983	Land between Mountbatten Way & Park Street C	Congleton	Congleton West	386100	362983	G - Inspection only	NA
369320, 353615	Land between Ripon Drive and Tunbridge Close C	Crewe	Wistaston	369320	353615	E - Rural Open Spaces	Low


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385675, 381752	Land between Sandown Close and Carnoustie Clo	Wilmslow	Wilmslow Dean Row	385675	381752	E - Rural Open Spaces	Low
376220, 360764	Land between The Spinney & Woodside Drive Sar	Sandbach	Sandbach Heath and East	376220	360764	E - Rural Open Spaces	Low
391994, 373884	Land between Thorp Street & Commercial Road M	Macclesfield	Macclesfield Hurdsfield	391994	373884	G - Inspection only	NA
389715, 374088	Land between Victoria Road & Bracken Close Ma	Macclesfield	Broken Cross and Upton	389715	374088	E - Rural Open Spaces	Low
390023, 374444	Land Brampton Avenue Batemill & Farwood Close	Macclesfield	Broken Cross and Upton	390023	374444	E - Rural Open Spaces	Low
392501, 374639	Land Brocklehurst Avenue Hawthorn Way & off N	Macclesfield	Macclesfield Hurdsfield	392501	374639	E - Rural Open Spaces	Low
392326, 374244	Land Brocklehurst Avenue to Masons Lane Maccl	Macclesfield	Macclesfield Hurdsfield	392326	374244	E - Rural Open Spaces	Low
390750, 371999	Land Buckingham Rise Macclesfield	Macclesfield	Macclesfield South	390750	371999	E - Rural Open Spaces	Low
386314, 362322	Land by & behind 5 Quayside to St Peters Road C	Congleton	Congleton East	386314	362322	G - Inspection only	NA
380636, 368263	Land by 1 Congleton Road Swettenham Holmes C	Congleton	Brereton Rural	380636	368263	G - Inspection only	NA
389196, 373530	Land by 12 Bromley Road & rear 21 Pexhill Road	Macclesfield	Macclesfield West and Ivy	389196	373530	E - Rural Open Spaces	Low
390792, 374866	Land by 137 Abbey Road to rear 38 Abbots Close	Macclesfield	Macclesfield Tytherington	390792	374866	E - Rural Open Spaces	Low
390946, 375539	Land by 15 & 17 Augusta Drive Macclesfield	Macclesfield	Macclesfield Tytherington	390946	375539	E - Rural Open Spaces	Low
391266, 375330	Land by 17 & 19 Freshfield Drive Macclesfield	Macclesfield	Macclesfield Tytherington	391266	375330	E - Rural Open Spaces	Low
391528, 374575	Land by 18 & 20 Beech Farm Drive to river Maccl	Macclesfield	Macclesfield Tytherington	391528	374575	G - Inspection only	NA
370548, 365001	Land by 19 George VI Avenue to Queens Drive M	Middlewich	Middlewich	370548	365001	E - Rural Open Spaces	Low
390935, 375571	Land by 2 Oakhill Close & 8 Augusta Drive Maccl	Macclesfield	Macclesfield Tytherington	390935	375571	E - Rural Open Spaces	Low
389907, 372897	Land by 2 Pickenham Close to Kendal Road Maccl	Macclesfield	Macclesfield West and Ivy	389907	372897	E - Rural Open Spaces	Low
391278, 375301	Land by 20 Freshfield Drive & Cornfield Close Ma	Macclesfield	Macclesfield Tytherington	391278	375301	E - Rural Open Spaces	Low
391328, 372110	Land by 20 Hathaway Drive Macclesfield	Macclesfield	Macclesfield Central	391328	372110	E - Rural Open Spaces	Low
393064, 374244	Land by 21 Clarendon Drive between canal & pat	Macclesfield	Bollington	393064	374244	E - Rural Open Spaces	Low
389900, 373731	Land by 242 Chester Road to Bishopton Drive Ma	Macclesfield	Broken Cross and Upton	389900	373731	E - Rural Open Spaces	Low
385847, 382689	Land by 26 Waveney Drive to beside 9 Kennet Clo	Wilmslow	Handforth	385847	382689	E - Rural Open Spaces	Low
374921, 377933	Land by 29 to 31 & 51 & 53 Ashworth Park Knuts	Knutsford	Knutsford	374921	377933	E - Rural Open Spaces	Low
385828, 381705	Land by 32 Hazelwood Road to 14 Stanhope Clos	Wilmslow	Wilmslow Dean Row	385828	381705	E - Rural Open Spaces	Low
369826, 365790	Land by 34 Shropshire Close & Hannahs Walk Mid	Middlewich	Middlewich	369826	365790	E - Rural Open Spaces	Low
369565, 366319	Land by 37 Glastonbury Drive Middlewich	Middlewich	Middlewich	369565	366319	E - Rural Open Spaces	Low
385685, 381558	Land by 37 Hazelwood Road to Fairford Way Wilr	Wilmslow	Wilmslow Dean Row	385685	381558	E - Rural Open Spaces	Low
389172, 373973	Land by 39 to rear 73 St Austell Avenue & paths E	Macclesfield	Broken Cross and Upton	389172	373973	E - Rural Open Spaces	Low


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389934, 373828	Land by 4 Oxney Close to Abingdon Close Macclesfield	Macclesfield	Broken Cross and Upton	389934	373828	E - Rural Open Spaces	Low
380925, 377404	Land by 4 Ullswater Drive & 5 Buttermere Drive Congleton	Alderley Edge	Mobberley	380925	377404	E - Rural Open Spaces	Low
370623, 364796	Land by 42 Moss Drive corner of Coronation Road Middlewich	Middlewich	Middlewich	370623	364796	E - Rural Open Spaces	Low
391508, 384088	Land by 5 Kirkstall Close to by 31 Glastonbury Drive Poynton	Poynton	Poynton West and Adlington	391508	384088	E - Rural Open Spaces	Low
390970, 375392	Land by 5 Weybridge Drive Macclesfield	Macclesfield	Macclesfield Tytherington	390970	375392	E - Rural Open Spaces	Low
386905, 363807	Land by 51 Buxton Road to by 2 Redfern Avenue Congleton	Congleton	Congleton East	386905	363807	G - Inspection only	NA
386787, 362580	Land by 52 Park Lane to corner Kennet Drive Congleton	Congleton	Congleton East	386787	362580	G - Inspection only	NA
384070, 363698	Land by 53 Chestnut Drive to 11 Poplar Close Congleton	Congleton	Congleton West	384070	363698	G - Inspection only	NA
389872, 373817	Land by 54 & 56 Bishopton Drive to Pavilion Way Macclesfield	Macclesfield	Broken Cross and Upton	389872	373817	E - Rural Open Spaces	Low
386821, 362570	Land by 58 Park Lane to corner Kennet Drive Congleton	Congleton	Congleton East	386821	362570	G - Inspection only	NA
391264, 375206	Land by 6 Pasture Close & 8 Freshfield Drive Macclesfield	Macclesfield	Macclesfield Tytherington	391264	375206	E - Rural Open Spaces	Low
390479, 383464	Land by 60 Mallard Crescent & rear 4 Snipe Close Poynton	Poynton	Poynton West and Adlington	390479	383464	E - Rural Open Spaces	Low
385394, 381696	Land by 7 & 14 Fernwood Grove & 15 Connaught Wilmslow	Wilmslow	Wilmslow Dean Row	385394	381696	G - Inspection only	NA
391223, 375929	Land by 7 & 19 Birkdale Close Macclesfield	Macclesfield	Macclesfield Tytherington	391223	375929	E - Rural Open Spaces	Low
391523, 375305	Land by 7 & opposite 10 Bluebell Close Tytherington	Macclesfield	Macclesfield Tytherington	391523	375305	E - Rural Open Spaces	Low
376364, 378287	Land by 7 & to rear 1 Delmar Road to path Knutsford	Knutsford	Knutsford	376364	378287	E - Rural Open Spaces	Low
383827, 363713	Land by 7 Maple Close & 97 Chestnut Drive to pavilion Congleton	Congleton	Congleton West	383827	363713	E - Rural Open Spaces	Low
391286, 375170	Land by 7 Pasture Close & 9 Harvest Road Macclesfield	Macclesfield	Macclesfield Tytherington	391286	375170	E - Rural Open Spaces	Low
384253, 363587	Land by 8 Chestnut Drive & near 53 Hawthorne Congleton	Congleton	Congleton West	384253	363587	G - Inspection only	NA
391373, 375959	Land by 8 Gleneagles Drive & 1 Turnberry Close Macclesfield	Macclesfield	Macclesfield Tytherington	391373	375959	E - Rural Open Spaces	Low
383826, 363667	Land by 81 Longdown Road & 6 Maple Close to pavilion Congleton	Congleton	Congleton West	383826	363667	E - Rural Open Spaces	Low
385554, 381790	Land by 82 & 84 Mainwaring Drive Wilmslow	Wilmslow	Wilmslow Dean Row	385554	381790	E - Rural Open Spaces	Low
376361, 378315	Land by 9 Downs End & by 8 Lynton Close to path Knutsford	Knutsford	Knutsford	376361	378315	E - Rural Open Spaces	Low
390961, 373682	Land by 96 Chester Road to Cumberland Street Macclesfield	Macclesfield	Macclesfield Central	390961	373682	E - Rural Open Spaces	Low
386738, 363853	Land by Eaton Bank over Riverdane Road footbridge Congleton	Congleton	Congleton West	386738	363853	G - Inspection only	NA
374758, 378451	Land by entrance & in line with 2 Cranford Square Knutsford	Knutsford	Knutsford	374758	378451	E - Rural Open Spaces	Low
391980, 373866	Land by Middle Thorp Street & Commercial Road Macclesfield	Macclesfield	Macclesfield Hurdsfield	391980	373866	E - Rural Open Spaces	Low
392711, 373220	Land by path beside 40 Brookfield Lane Macclesfield	Macclesfield	Macclesfield East	392711	373220	E - Rural Open Spaces	Low
392707, 373224	Land by path Brookfield Lane to Brynmore Drive Macclesfield	Macclesfield	Macclesfield East	392707	373224	E - Rural Open Spaces	Low


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						Maintenance Categorisation	
Site Ref	Property Site Name	Town	Ward	Easting	Northing	Proposed Typology	Proposed Amenity Level
392634, 383878	Land by path in front 12 to 16 Capenhurst Close	Poynton	Poynton East and Pott Shrigley	392634	383878	E - Rural Open Spaces	Low
392599, 383812	Land by path Ladys Incline to 9 Capenhurst Close	Poynton	Poynton East and Pott Shrigley	392599	383812	G - Inspection only	NA
375418, 367508	Land by river & access at Daresbury Close Holmes	Holmes Chapel	Dane Valley	375418	367508	E - Rural Open Spaces	Low
370235, 366727	Land by river rear Fossa Close to 31 Hadrian Way	Middlewich	Middlewich	370235	366727	G - Inspection only	NA
386790, 363887	Land by river rear of 75 Havannah Street Conglet	Congleton	Congleton East	386790	363887	G - Inspection only	NA
370398, 366230	Land by St Michaels Church Leadsmithy & Hight	Middlewich	Middlewich	370398	366230	E - Rural Open Spaces	Low
385736, 382866	Land by Wittenham House & River Dean Welland	Wilmslow	Handforth	385736	382866	E - Rural Open Spaces	Low
370418, 364785	Land Chadwick Road in front 2 & 4 Whitemore R	Middlewich	Middlewich	370418	364785	E - Rural Open Spaces	Low
382620, 379128	Land commons in front 66 to 74 Knutsford Road	Alderley Edge	Wilmslow West and Chorley	382620	379128	E - Rural Open Spaces	Low
390802, 372363	Land Congleton Road & Park Lane to Moss Lane	Macclesfield	Macclesfield South	390802	372363	E - Rural Open Spaces	Low
375959, 361259	Land Congleton Road to Tatton Drive to Eaton Cl	Sandbach	Sandbach Town	375959	361259	E - Rural Open Spaces	Low
389713, 372311	Land corner 110 Kenilworth Road & Appleby Clos	Macclesfield	Macclesfield West and Ivy	389713	372311	E - Rural Open Spaces	Low
384230, 363719	Land corner 32 Chestnut Drive & Hawthorne Clos	Congleton	Congleton West	384230	363719	G - Inspection only	NA
389731, 373799	Land corner Alderney Close & Bishopton Drive M	Macclesfield	Broken Cross and Upton	389731	373799	E - Rural Open Spaces	Low
385558, 382206	Land corner Alveston Drive & Dean Row Road Wi	Wilmslow	Wilmslow Dean Row	385558	382206	E - Rural Open Spaces	Low
385320, 363030	Land corner Astbury Street & Henrietta Street Co	Congleton	Congleton West	385320	363030	G - Inspection only	NA
369603, 366792	Land corner Beechfield Drive & Laurel Close Mid	Middlewich	Middlewich	369603	366792	E - Rural Open Spaces	Low
373883, 360864	Land corner beside 1 Gibson Crescent Sandbach	Sandbach	Sandbach Elworth	373883	360864	E - Rural Open Spaces	Low
383682, 363750	Land corner beside 18 Longdown Road Congleton	Congleton	Congleton West	383682	363750	G - Inspection only	NA
384322, 363655	Land corner beside 24 Hawthorne Close to path C	Congleton	Congleton West	384322	363655	G - Inspection only	NA
384178, 363842	Land corner beside 31 Chestnut Drive Congleton	Congleton	Congleton West	384178	363842	G - Inspection only	NA
384302, 363632	Land corner beside 42 Hawthorne Close Conglet	Congleton	Congleton West	384302	363632	G - Inspection only	NA
398208, 384530	Land corner beside 92 & 94 Chantry Road Disley	Disley	Disley	398208	384530	E - Rural Open Spaces	Low
389780, 373814	Land corner Bishopton Drive & Blandford Drive M	Macclesfield	Broken Cross and Upton	389780	373814	E - Rural Open Spaces	Low
389347, 373622	Land corner Broken Cross & Fallibroome Road M	Macclesfield	Broken Cross and Upton	389347	373622	E - Rural Open Spaces	Low
392711, 383924	Land corner by 31 & 33 Charlecote Road Poynton	Poynton	Poynton East and Pott Shrigley	392711	383924	E - Rural Open Spaces	Low
392718, 383827	Land corner by 48 Charlecote Road & Moreton D	Poynton	Poynton East and Pott Shrigley	392718	383827	E - Rural Open Spaces	Low
392722, 383815	Land corner by 50 Charlecote Road & Moreton D	Poynton	Poynton East and Pott Shrigley	392722	383815	E - Rural Open Spaces	Low
384192, 363610	Land corner by 7 Chestnut Drive & Poplar Close C	Congleton	Congleton West	384192	363610	G - Inspection only	NA


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						Maintenance Categorisation	
Site Ref	Property Site Name	Town	Ward	Easting	Northing	Proposed Typology	Proposed Amenity Level
375248, 377269	Land corner by 9 Highland Way & 15 Beggarmans	Knutsford	Knutsford	375248	377269	E - Rural Open Spaces	Low
380347, 357489	Land corner Byron Close & Keats Drive Rode Heath	Rode Heath	Odd Rode	380347	357489	E - Rural Open Spaces	Low
385023, 356502	Land corner Chapel Street & Heatherside Mount	Mount Pleasant	Odd Rode	385023	356502	E - Rural Open Spaces	Low
384224, 363741	Land corner Chestnut Drive & 1 Hawthorne Close	Congleton	Congleton West	384224	363741	G - Inspection only	NA
384189, 363638	Land corner Chestnut Drive & by 15 Poplar Close	Congleton	Congleton West	384189	363638	G - Inspection only	NA
385014, 356541	Land corner Clare Street & Chapel Street Mount Pleasant	Mount Pleasant	Odd Rode	385014	356541	E - Rural Open Spaces	Low
393117, 383419	Land corner Coppice Road & Middlewood Road Poynton	Poynton	Poynton East and Pott Shrigley	393117	383419	E - Rural Open Spaces	Low
374793, 378422	Land corner Cranford Square Knutsford	Knutsford	Knutsford	374793	378422	E - Rural Open Spaces	Low
376087, 367446	Land corner crescent between 9 & 19 North Way	Holmes Chapel	Dane Valley	376087	367446	E - Rural Open Spaces	Low
385094, 362954	Land corner Crescent opposite 1 West End Cottage	Congleton	Congleton West	385094	362954	G - Inspection only	NA
385783, 382122	Land corner Dean Row Road & Knightsbridge Close	Wilmslow	Wilmslow Dean Row	385783	382122	E - Rural Open Spaces	Low
375557, 361146	Land corner Elworth Street & Platt Avenue Sandbach	Sandbach	Sandbach Town	375557	361146	E - Rural Open Spaces	Low
386641, 361956	Land corner from 21 Lamberts Lane to footpath	Congleton	Congleton East	386641	361956	G - Inspection only	NA
398213, 384564	Land corner front of 2 & 4 Chantry Road Disley	Disley	Disley	398213	384564	E - Rural Open Spaces	Low
369867, 365594	Land corner Hayhurst Avenue at Swanscoe Close	Middlewich	Middlewich	369867	365594	E - Rural Open Spaces	Low
386644, 362848	Land corner in front of 13 to 21 South Bank Grove	Congleton	Congleton East	386644	362848	G - Inspection only	NA
370508, 366492	Land corner King Street & New King Street Middlewich	Middlewich	Middlewich	370508	366492	E - Rural Open Spaces	Low
370439, 366063	Land corner Lewin Street & Civic Way by Rosemoor	Middlewich	Middlewich	370439	366063	E - Rural Open Spaces	Low
391762, 383936	Land corner Lindisfarne Drive & 1 Tewkesbury Close	Poynton	Poynton West and Adlington	391762	383936	E - Rural Open Spaces	Low
385680, 362777	Land corner Lion Street and Wesley Court Congleton	Congleton	Congleton West	385680	362777	G - Inspection only	NA
391950, 372315	Land corner London Road & Sutton Close Macclesfield	Macclesfield	Macclesfield South	391950	372315	E - Rural Open Spaces	Low
391530, 375424	Land corner Macclesfield Road & Bluebell Lane Tytherton	Macclesfield	Macclesfield Tytherton	391530	375424	E - Rural Open Spaces	Low
382854, 355236	Land corner near 1 Liverpool Road East Church Lawton	Church Lawton	Odd Rode	382854	355236	E - Rural Open Spaces	Low
386680, 362161	Land corner of Canal Road & Derwent Drive Congleton	Congleton	Congleton East	386680	362161	E - Rural Open Spaces	Low
372992, 355690	Land corner of Cloverfields Haslington	Crewe	Haslington	372992	355690	E - Rural Open Spaces	Low
378797, 355341	Land corner of Crewe Road & Chancery Lane Alsager	Alsager	Alsager	378797	355341	E - Rural Open Spaces	Low
369053, 355853	Land corner of Farmer Close & Coppenhall Grove Crewe	Crewe	Crewe West	369053	355853	E - Rural Open Spaces	Low
364845, 352512	Land corner of First and Second Wood Street Nantwich	Nantwich	Nantwich North and West	364845	352512	G - Inspection only	NA
370066, 355324	Land corner of Flag Lane and Alton Street Crewe	Crewe	Crewe West	370066	355324	E - Rural Open Spaces	Low


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						Maintenance Categorisation	
Site Ref	Property Site Name	Town	Ward	Eastings	Northings	Proposed Typology	Proposed Amenity Level
369637, 356732	Land corner of Kinloch Close and Dutton Way Crewe	Crewe	Crewe Central	369637	356732	E - Rural Open Spaces	Low
385203, 363184	Land corner of Obelisk Way to 4 Valley View Congleton	Congleton	Congleton West	385203	363184	G - Inspection only	NA
379881, 355306	Land corner of Sandbach Road South & Ashmores Alsager	Alsager	Alsager	379881	355306	E - Rural Open Spaces	Low
374001, 361132	Land corner of School Lane & 1 Randle Bennett C Sandbach	Sandbach	Sandbach Elworth	374001	361132	E - Rural Open Spaces	Low
375015, 378408	Land corner of Stanley Road and Bexton Road (front of Booths Superstore) (exc. Paved areas)	Knutsford	Knutsford	375015	378408	D - Urban Open Spaces	Low
386055, 382022	Land corner Pinewood Road & Dean Row Road W Wilmslow	Wilmslow	Wilmslow Dean Row	386055	382022	E - Rural Open Spaces	Low
370631, 355651	Land corner Prince Albert Street and Crewe Stree Crewe	Crewe	Crewe Central	370631	355651	E - Rural Open Spaces	Low
370764, 364683	Land corner Warmingham Lane & Chadwick Road Middlewich	Middlewich	Middlewich	370764	364683	E - Rural Open Spaces	Low
370752, 365021	Land corner Warmingham Lane & Queens Drive M Middlewich	Middlewich	Middlewich	370752	365021	E - Rural Open Spaces	Low
385118, 362945	Land corner West End Cottages and St James Ave Congleton	Congleton	Congleton West	385118	362945	G - Inspection only	NA
368436, 355977	Land corner West Street & Victoria Avenue Crewe Crewe	Crewe	Crewe West	368436	355977	E - Rural Open Spaces	Low
385607, 382173	Land corner Wolverton Drive & Dean Row Road W Wilmslow	Wilmslow	Wilmslow Dean Row	385607	382173	E - Rural Open Spaces	Low
393678, 381732	Land corner Wood Lane North & Wood Lane Wes Macclesfield	Macclesfield	Poynton West and Adlington	393678	381732	G - Inspection only	NA
391297, 375314	Land Cornfield Close by 22 Freshfield Drive Macc Macclesfield	Macclesfield	Macclesfield Tytherington	391297	375314	E - Rural Open Spaces	Low
373818, 360427	Land crescent between 7 & 15 Thornbrook Way S Sandbach	Sandbach	Sandbach Ettiley Heath and Whe	373818	360427	E - Rural Open Spaces	Low
376089, 367513	Land crescent in front of 44 to 54 North Way Hol Holmes Chapel	Holmes Chapel	Dane Valley	376089	367513	E - Rural Open Spaces	Low
376073, 367452	Land crescent to front of 9 to 19 North Way Hol Holmes Chapel	Holmes Chapel	Dane Valley	376073	367452	E - Rural Open Spaces	Low
391313, 375403	Land Dorchester Way & passage to Bluebell Lane Macclesfield	Macclesfield	Macclesfield Tytherington	391313	375403	E - Rural Open Spaces	Low
391322, 376027	Land Dorchester Way & rear Turnberry Close Ma Macclesfield	Macclesfield	Macclesfield Tytherington	391322	376027	E - Rural Open Spaces	Low
391173, 375280	Land Dorchester Way by 12 & 14 Barnside Way M Macclesfield	Macclesfield	Macclesfield Tytherington	391173	375280	E - Rural Open Spaces	Low
391313, 375090	Land Dorchester Way by 2 Melford Drive Maccles Macclesfield	Macclesfield	Macclesfield Tytherington	391313	375090	E - Rural Open Spaces	Low
391394, 376016	Land Dorchester Way by 8 & 10 Turnberry Close Macclesfield	Macclesfield	Macclesfield Tytherington	391394	376016	E - Rural Open Spaces	Low
391464, 375126	Land Dorchester Way by rear 23 Ryebank Way M Macclesfield	Macclesfield	Macclesfield Tytherington	391464	375126	E - Rural Open Spaces	Low
391334, 375111	Land Dorchester Way east corner Harvest Road M Macclesfield	Macclesfield	Macclesfield Tytherington	391334	375111	E - Rural Open Spaces	Low
391248, 375157	Land Dorchester Way Freshfield Drive to Harvest Macclesfield	Macclesfield	Macclesfield Tytherington	391248	375157	E - Rural Open Spaces	Low
391034, 375399	Land Dorchester Way from 2 Ploughmans Way M Macclesfield	Macclesfield	Macclesfield Tytherington	391034	375399	E - Rural Open Spaces	Low
391393, 375127	Land Dorchester Way rear 6 to 16 Ryebank Way M Macclesfield	Macclesfield	Macclesfield Tytherington	391393	375127	E - Rural Open Spaces	Low
389134, 374295	Land Drummond Way by 1 Cotswold Close Broke Macclesfield	Macclesfield	Broken Cross and Upton	389134	374295	E - Rural Open Spaces	Low


							
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Site Ref	Property Site Name	Town	Ward	Easting	Northing	Proposed Typology	Proposed Amenity Level
390308, 383576	Land Dunlin Close & beside 10 Highfield Road to	Poynton	Poynton West and Adlington	390308	383576	E - Rural Open Spaces	Low
389818, 374317	Land East Cheshire Close to Wellesbourne Close	Macclesfield	Broken Cross and Upton	389818	374317	E - Rural Open Spaces	Low
382318, 382031	Land east corner Mobberley Road & Morley Green	Wilmslow	Wilmslow West and Chorley	382318	382031	E - Rural Open Spaces	Low
369086, 357624	Land east of Bradfield Road Crewe	Crewe	Leighton	369086	357624	G - Inspection only	NA
392029, 373820	Land east of Commercial Road and Buxton Road	Macclesfield	Macclesfield Hurdsfield	392029	373820	E - Rural Open Spaces	Low
370073, 355549	Land east of Flag Lane facing Bridle Road Crewe	Crewe	Crewe West	370073	355549	E - Rural Open Spaces	Low
371481, 356367	Land east of Lime Tree Avenue Crewe	Crewe	Crewe East	371481	356367	E - Rural Open Spaces	Low
369733, 357741	Land east of Mablins Lane Crewe	Crewe	Crewe North	369733	357741	E - Rural Open Spaces	Low
385006, 363038	Land east of Mereside Avenue & beside 84 West	Congleton	Congleton West	385006	363038	G - Inspection only	NA
367580, 355913	Land east of Middlewich Road rear Marshfield	Crewe	Wistaston	367580	355913	G - Inspection only	NA
370678, 355130	Land east of Mill Street Crewe	Crewe	Crewe South	370678	355130	E - Rural Open Spaces	Low
369743, 365651	Land east of Nantwich Road to Norbury Drive	Middlewich	Middlewich	369743	365651	E - Rural Open Spaces	Low
392815, 373334	Land east of path by 322 Buxton Road Macclesfield	Macclesfield	Macclesfield East	392815	373334	E - Rural Open Spaces	Low
365062, 350874	Land east of Shrewbridge Road and river Nantwich	Nantwich	Nantwich South and Stapely	365062	350874	E - Rural Open Spaces	Low
375276, 378544	Land east of St Johns Church off Church Hill	Knutsford	Knutsford	375276	378544	E - Rural Open Spaces	Low
384280, 362673	Land east of Thirlmere Court Congleton	Congleton	Congleton West	384280	362673	E - Rural Open Spaces	Low
364836, 352697	Land east of Waterlode by River Weaver Nantwich	Nantwich	Nantwich North and West	364836	352697	G - Inspection only	NA
392783, 383851	Land end Holker Close & path to 1 Sulgrave Avenue	Poynton	Poynton East and Pott Shrigley	392783	383851	E - Rural Open Spaces	Low
367957, 352668	Land end of Gladstone Drive Nantwich	Nantwich	Willaston and Rope	367957	352668	E - Rural Open Spaces	Low
387065, 363904	Land extending from beside & behind 61 Buxton	Congleton	Congleton East	387065	363904	G - Inspection only	NA
365168, 351983	Land facing 2 to 8 The Blankney Nantwich	Nantwich	Nantwich South and Stapely	365168	351983	E - Rural Open Spaces	Low
391406, 375605	Land Fearndown Way Macclesfield	Macclesfield	Macclesfield Tytherington	391406	375605	E - Rural Open Spaces	Low
382311, 382017	Land field at Morley Green Road Wilmslow	Wilmslow	Wilmslow West and Chorley	382311	382017	E - Rural Open Spaces	Low
386694, 381457	Land field off Browns Lane & Altrincham Road	Wilmslow	Wilmslow Dean Row	386694	381457	E - Rural Open Spaces	Low
376009, 360431	Land field off end Condliffe Close Sandbach	Sandbach	Sandbach Heath and East	376009	360431	E - Rural Open Spaces	Low
376083, 360133	Land field rear of Mortimer Drive & Laurel Close	Sandbach	Sandbach Heath and East	376083	360133	E - Rural Open Spaces	Low
370517, 364764	Land footpath from 47 Moss Drive to Chadwich	Middlewich	Middlewich	370517	364764	E - Rural Open Spaces	Low
375297, 361269	Land footpath off Sweettooth Lane by Greenacre	Sandbach	Sandbach Town	375297	361269	E - Rural Open Spaces	Low
385173, 363020	Land for parking beside 3 Blake Street Congleton	Congleton	Congleton West	385173	363020	G - Inspection only	NA


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370664, 366800	Land from 1 Pennymoor Drive to corner Middlew	Middlewich	Middlewich	370664	366800	E - Rural Open Spaces	Low
369867, 365348	Land from 17 to 36 Ryecroft Close Middlewich	Middlewich	Middlewich	369867	365348	E - Rural Open Spaces	Low
375558, 367114	Land from 2 Brookfield Drive to Chester Road Ho	Holmes Chapel	Dane Valley	375558	367114	E - Rural Open Spaces	Low
393078, 374259	Land from 22 Clarendon Drive by path to canal M	Macclesfield	Bollington	393078	374259	E - Rural Open Spaces	Low
379630, 356261	Land from 22 Leicester Avenue to 20 Grosvenor A	Alsager	Alsager	379630	356261	E - Rural Open Spaces	Low
380864, 377356	Land from 3 Ullswater to 8&10 Buttermere Drive	Alderley Edge	Mobberley	380864	377356	E - Rural Open Spaces	Low
371744, 356384	Land from 35 to 115 Rochester Crescent Crewe	Crewe	Crewe East	371744	356384	E - Rural Open Spaces	Low
375937, 366589	Land from 62 to rear 78 Portree Drive by river Ho	Holmes Chapel	Dane Valley	375937	366589	E - Rural Open Spaces	Low
390087, 373794	Land from Bishopton Drive to Pavilion Way Macc	Macclesfield	Broken Cross and Upton	390087	373794	E - Rural Open Spaces	Low
383743, 363676	Land from nearby 22 Longdown Road to school C	Congleton	Congleton West	383743	363676	G - Inspection only	NA
385591, 363172	Land from rear of 26 Overton Close by river Cong	Congleton	Congleton West	385591	363172	G - Inspection only	NA
369656, 366275	Land front 17 Glastonbury Drive & 3 Tewkesbury	Middlewich	Middlewich	369656	366275	E - Rural Open Spaces	Low
374656, 377883	Land front 2 to 6 Malvern Road to Gloucester Roa	Knutsford	Knutsford	374656	377883	E - Rural Open Spaces	Low
391648, 384094	Land front 51 Glastonbury Drive & by 2 Neath Cl	Poynton	Poynton West and Adlington	391648	384094	E - Rural Open Spaces	Low
376109, 367437	Land front of 16 to 38 North Way Holmes Chapel	Holmes Chapel	Dane Valley	376109	367437	E - Rural Open Spaces	Low
391630, 384023	Land Glastonbury Drive by 2 Selby Close Poynton	Poynton	Poynton West and Adlington	391630	384023	E - Rural Open Spaces	Low
392228, 372712	Land Gunco Lane on bend facing Heapy Street Ma	Macclesfield	Macclesfield South	392228	372712	E - Rural Open Spaces	Low
370798, 366442	Land Holmes Chapel Road at access Prospect Cou	Middlewich	Middlewich	370798	366442	G - Inspection only	NA
389956, 373823	Land in front 11 to 19 Abingdon Close Macclesfie	Macclesfield	Broken Cross and Upton	389956	373823	E - Rural Open Spaces	Low
391379, 374914	Land in front 11 to 21 Lavenham Close Macclesfie	Macclesfield	Macclesfield Tytherington	391379	374914	E - Rural Open Spaces	Low
386855, 362107	Land in front 14 & 16 Isis Close Congleton	Congleton	Congleton East	386855	362107	G - Inspection only	NA
379151, 379724	Land in front 2 to 7 Hall Bank North Mobberley	Knutsford	Mobberley	379151	379724	E - Rural Open Spaces	Low
391330, 375260	Land in front 23 to 27 Harvest Road to path Macc	Macclesfield	Macclesfield Tytherington	391330	375260	E - Rural Open Spaces	Low
386925, 362272	Land in front 24 to 27 Severn Close Congleton	Congleton	Congleton East	386925	362272	G - Inspection only	NA
389094, 374296	Land in front 67 Drummond Way to Cotswold Clo	Macclesfield	Broken Cross and Upton	389094	374296	E - Rural Open Spaces	Low
389816, 373819	Land in front 8 to 10 Blandford Drive Macclesfield	Macclesfield	Broken Cross and Upton	389816	373819	E - Rural Open Spaces	Low
387253, 362828	Land in front of 1 to 10 Hilary Avenue Congleton	Congleton	Congleton East	387253	362828	G - Inspection only	NA
381040, 356026	Land in front of 10 to 14 Grove Avenue Church La	Church Lawton	Odd Rode	381040	356026	E - Rural Open Spaces	Low
373675, 360540	Land in front of 11 to 35 Milton Way Sandbach	Sandbach	Sandbach Ettiley Heath and Whe	373675	360540	E - Rural Open Spaces	Low


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						Maintenance Categorisation	
Site Ref	Property Site Name	Town	Ward	Easting	Northing	Proposed Typology	Proposed Amenity Level
384236, 363593	Land in front of 12 & 10 Chestnut Drive Congleton	Congleton	Congleton West	384236	363593	G - Inspection only	NA
384213 , 363631	Land in front of 14 & 16 Chestnut Drive	Congleton	Congleton West	384213	363631	E - Rural Open Spaces	Low
386909, 362958	Land in front of 17 to 29 Woolston Avenue Congl	Congleton	Congleton East	386909	362958	G - Inspection only	NA
381063, 356026	Land in front of 18 to 20 Grove Avenue Church La	Church Lawton	Odd Rode	381063	356026	E - Rural Open Spaces	Low
367672, 352292	Land in front of 19 Beech Tree Close Willaston	Nantwich	Willaston and Rope	367672	352292	E - Rural Open Spaces	Low
377816, 369964	Land in front of 2 to 14 The Old Paddock	Goostrey	Dane Valley	377816	369964	E - Rural Open Spaces	Low
386827, 362744	Land in front of 2 to 8 Highcroft Avenue	Congleton	Congleton East	386827	362744	G - Inspection only	NA
386796, 362792	Land in front of 28 to 40 Edinburgh Road	Congleton	Congleton East	386796	362792	G - Inspection only	NA
380622, 357163	Land in front of 3 to 15 Millmead Rode Heath	Rode Heath	Odd Rode	380622	357163	E - Rural Open Spaces	Low
369661, 358264	Land in front of 32 to 34 Mills Way Crewe	Crewe	Leighton	369661	358264	E - Rural Open Spaces	Low
386657, 362823	Land in front of 32 to 46 South Bank Grove	Congleton	Congleton East	386657	362823	G - Inspection only	NA
374985, 368106	Land in front of 33 & 35 Armistead Way Cranage	Holmes Chapel	Dane Valley	374985	368106	E - Rural Open Spaces	Low
386339, 362759	Land in front of 3D to 3F Elvington Close Congleto	Congleton	Congleton West	386339	362759	G - Inspection only	NA
384222, 363563	Land in front of 4 & 2 Chestnut Drive Congleton	Congleton	Congleton West	384222	363563	G - Inspection only	NA
380559, 357266	Land in front of 4 to 20 Millmead Rode Heath	Rode Heath	Odd Rode	380559	357266	E - Rural Open Spaces	Low
370505, 364745	Land in front of 42 to 48 Chadwick Road Middlew	Middlewich	Middlewich	370505	364745	E - Rural Open Spaces	Low
380403, 355975	Land in front of 43 to 53 Moorhouse Avenue Alsa	Alsager	Alsager	380403	355975	E - Rural Open Spaces	Low
369526, 366853	Land in front of 49 & 51 Beechfield Drive Middlew	Middlewich	Middlewich	369526	366853	E - Rural Open Spaces	Low
374527, 361136	Land in front of 5 to 13 Budworth Close Sandbach	Sandbach	Sandbach Elworth	374527	361136	E - Rural Open Spaces	Low
384226, 363580	Land in front of 8 & 6 Chestnut Drive Congleton	Congleton	Congleton West	384226	363580	G - Inspection only	NA
374514, 359342	Land in front of 80 to 88 Forge Fields to canal San	Sandbach	Sandbach Ettiley Heath and Whe	374514	359342	E - Rural Open Spaces	Low
375317, 368013	Land in front of 85 & 87 Needham Drive Cranage	Holmes Chapel	Dane Valley	375317	368013	E - Rural Open Spaces	Low
377129, 367290	Land in front of 88 to 92 Macclesfield Road Holm	Holmes Chapel	Dane Valley	377129	367290	E - Rural Open Spaces	Low
386266, 362777	Land in front of 9 Lowe Avenue Congleton	Congleton	Congleton West	386266	362777	G - Inspection only	NA
365742, 351109	Land in front of 91/113 Audlem Road Nantwich	Nantwich	Nantwich South and Stapely	365742	351109	E - Rural Open Spaces	Low
383627, 363664	Land in front of boundary of 8 & 10 Longdown Ro	Congleton	Congleton West	383627	363664	G - Inspection only	NA
383632, 363678	Land in front of part of 10 & 12 Longdown Road C	Congleton	Congleton West	383632	363678	G - Inspection only	NA
383641, 363702	Land in front of part of 14 & 12 Longdown Road C	Congleton	Congleton West	383641	363702	G - Inspection only	NA
383652, 363730	Land in front of part of 16 & 18 Longdown Road C	Congleton	Congleton West	383652	363730	G - Inspection only	NA


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						Maintenance Categorisation	
Site Ref	Property Site Name	Town	Ward	Easting	Northing	Proposed Typology	Proposed Amenity Level
370391, 366277	Land in front St Michaels Church St Michaels Way	Middlewich	Middlewich	370391	366277	E - Rural Open Spaces	Low
386738, 362856	Land island at Edinburgh Place Congleton	Congleton	Congleton East	386738	362856	G - Inspection only	NA
386756, 362908	Land island at Newton Place	Congleton	Congleton East	386756	362908	G - Inspection only	NA
376387, 367405	Land island at Picton Square Holmes Chapel	Holmes Chapel	Dane Valley	376387	367405	E - Rural Open Spaces	Low
392067, 375540	Land island at Salisbury Place Tytherington	Macclesfield	Macclesfield Tytherington	392067	375540	E - Rural Open Spaces	Low
385048, 356744	Land island between 10 & 32 Clare Street Mount	Mount Pleasant	Odd Rode	385048	356744	E - Rural Open Spaces	Low
391532, 375916	Land island by 11 & 15 Muirfield Drive Macclesfie	Macclesfield	Macclesfield Tytherington	391532	375916	E - Rural Open Spaces	Low
374778, 378441	Land island centre of Cranford Square Knutsford	Knutsford	Knutsford	374778	378441	E - Rural Open Spaces	Low
386928, 362294	Land island corner Severn Close & Daven Road Co	Congleton	Congleton East	386928	362294	G - Inspection only	NA
381353, 369691	Land island Dicklow Cob Salters Lane Lower With	Macclesfield	Gawsworth	381353	369691	G - Inspection only	NA
375454, 361119	Land island facing 18 to 38 Platt Avenue Sandbac	Sandbach	Sandbach Town	375454	361119	E - Rural Open Spaces	Low
375332, 361083	Land island facing 66 to 90 Platt Avenue Sandbac	Sandbach	Sandbach Town	375332	361083	E - Rural Open Spaces	Low
390333, 374273	Land island front 1 to 27 Bittern Grove Macclesfie	Macclesfield	Broken Cross and Upton	390333	374273	E - Rural Open Spaces	Low
386967, 362980	Land island in front of 29 to 47 Woolston Avenue	Congleton	Congleton East	386967	362980	G - Inspection only	NA
375087, 368136	Land island in front of 8 to 22 Armistead Way Cra	Holmes Chapel	Dane Valley	375087	368136	E - Rural Open Spaces	Low
390909, 373465	Land island junction Oxford Road Beswick Street	Macclesfield	Macclesfield Central	390909	373465	E - Rural Open Spaces	Low
365044, 352419	Land island off Oat Market Nantwich	Nantwich	Nantwich North and West	365044	352419	E - Rural Open Spaces	Low
369671, 355491	Land junction of Wistaston Road & Stewart Stree	Crewe	Congleton West	369671	355491	E - Rural Open Spaces	Low
389879, 374512	Land Kennedy Avenue Avon Court Severn Close	Macclesfield	Broken Cross and Upton	389879	374512	E - Rural Open Spaces	Low
370562, 366328	Land Kinderton Street Mill Cottage to King Street	Middlewich	Middlewich	370562	366328	E - Rural Open Spaces	Low
391740, 383908	Land Lindisfarne Drive by 2 Bylands Close Poynto	Poynton	Poynton West and Adlington	391740	383908	E - Rural Open Spaces	Low
384176, 381079	Land Little Lindow Altrincham Road Hawthorn Str	Wilmslow	Wilmslow West and Chorley	384176	381079	E - Rural Open Spaces	Low
390020, 376478	Land Macclesfield Road East Side Prestbury	Macclesfield	Prestbury	390020	376478	E - Rural Open Spaces	Low
391618, 375988	Land Manchester Road & north of Dorchester W	Macclesfield	Macclesfield Tytherington	391618	375988	E - Rural Open Spaces	Low
391608, 375930	Land Manchester Road & south of Dorchester W	Macclesfield	Macclesfield Tytherington	391608	375930	E - Rural Open Spaces	Low
391577, 375623	Land Manchester Road end Oldham Rise to track	Macclesfield	Macclesfield Tytherington	391577	375623	G - Inspection only	NA
375994, 378833	Land Manor Crescent Lowe Drive Woodlands Dr	Knutsford	Knutsford	375994	378833	E - Rural Open Spaces	Low
376047, 378896	Land Manor Park North Shaw Drive Boothfields K	Knutsford	Knutsford	376047	378896	E - Rural Open Spaces	Low
364924, 352203	Land Mill Island Nantwich	Nantwich	Nantwich North and West	364924	352203	E - Rural Open Spaces	Low


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						Maintenance Categorisation	
Site Ref	Property Site Name	Town	Ward	Easting	Northing	Proposed Typology	Proposed Amenity Level
389909, 374374	Land Millbank Drive Batemill & Portford Close Ma	Macclesfield	Broken Cross and Upton	389909	374374	E - Rural Open Spaces	Low
369883, 366303	Land near 22 Nantwich Road at corner Newton B	Middlewich	Middlewich	369883	366303	E - Rural Open Spaces	Low
383786, 363692	Land near 71 Longdown Road bounded by paths	Congleton	Congleton West	383786	363692	E - Rural Open Spaces	Low
397470, 384640	Land near War Memorial Disley 2644	Disley	Disley	397470	384640	E - Rural Open Spaces	Low
388899, 373912	Land Newquay Drive to corner Whirley Road Mac	Macclesfield	Broken Cross and Upton	388899	373912	E - Rural Open Spaces	Low
373649, 356186	Land next to 34 Batterbee Court Haslington	Crewe	Haslington	373649	356186	E - Rural Open Spaces	Low
369762, 366736	Land north corner Croxton Lane & Beechfield Dri	Middlewich	Middlewich	369762	366736	E - Rural Open Spaces	Low
386237, 382732	Land north corner Dean Road & Welland Road W	Wilmslow	Handforth	386237	382732	E - Rural Open Spaces	Low
380890, 357045	Land north corner Knutsford Road & Sandbach R	Rode Heath	Odd Rode	380890	357045	G - Inspection only	NA
370634, 356263	Land north corner Middlewich Street and railway	Crewe	Crewe East	370634	356263	E - Rural Open Spaces	Low
386352, 381751	Land north corner Pinewood Road & Browns Lane	Wilmslow	Wilmslow Dean Row	386352	381751	E - Rural Open Spaces	Low
386455, 362244	Land north east off Chaffinch Close Congleton	Congleton	Congleton East	386455	362244	G - Inspection only	NA
369909, 358250	Land north of Parkers Road Crewe by railway	Crewe	Leighton	369909	358250	E - Rural Open Spaces	Low
384642, 371262	Land north of Redesmere Road Siddington near A	Macclesfield	Gawsworth	384642	371262	E - Rural Open Spaces	Low
366431, 352143	Land north of St Joseph Way from Lewis Close Na	Nantwich	Nantwich South and Stapely	366431	352143	E - Rural Open Spaces	Low
392030, 373926	Land north of Thorp Street by Comercial Road Ma	Macclesfield	Macclesfield Hurdsfield	392030	373926	E - Rural Open Spaces	Low
372286, 354140	Land north of Weston Road	Crewe	Crewe East	372286	354140	G - Inspection only	NA
384410, 362797	Land north west of Newcastle Road Congleton	Congleton	Congleton West	384410	362797	E - Rural Open Spaces	Low
385113, 362468	Land off & west of Bankyfields Crescent Congleto	Congleton	Congleton West	385113	362468	E - Rural Open Spaces	Low
375796, 360408	Land off A534 to rear 54 Fairfield Sandbach	Sandbach	Sandbach Heath and East	375796	360408	E - Rural Open Spaces	Low
384369, 363677	Land off Back Lane & rear 21 to 31 Hawthorne Cl	Congleton	Congleton West	384369	363677	G - Inspection only	NA
384327, 363709	Land off Back Lane by 6 & 20 Hawthorne Close C	Congleton	Congleton West	384327	363709	G - Inspection only	NA
370040, 356495	Land off Badger Avenue Ford Lane & Broad Stree	Crewe	Crewe North	370040	356495	E - Rural Open Spaces	Low
370745, 354344	Land off Barker Street & St Clair Street Crewe	Crewe	Crewe South	370745	354344	E - Rural Open Spaces	Low
370711, 354347	Land off Barker Street and Peter Ellson Close Cre	Crewe	Crewe South	370711	354347	E - Rural Open Spaces	Low
380190, 354817	Land off Barley Croft Alsager	Alsager	Alsager	380190	354817	E - Rural Open Spaces	Low
370500, 365201	Land off Barrington Drive & Cresanne Close Midd	Middlewich	Middlewich	370500	365201	E - Rural Open Spaces	Low
365585, 352614	Land off Beam Street & The Crescent Nantwich	Nantwich	Nantwich North and West	365585	352614	E - Rural Open Spaces	Low
367677, 352331	Land off Beech Tree Close by 74 Park Road Nantw	Nantwich	Willaston and Rope	367677	352331	E - Rural Open Spaces	Low


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Site Ref	Property Site Name	Town	Ward	Eastings	Northings	Proposed Typology	Proposed Amenity Level
369582, 353210	Land off Beechcroft Avenue next to school Crewe	Crewe	Willaston and Rope	369582	353210	E - Rural Open Spaces	Low
387371, 362148	Land off Biddulph Road beside 29 Fenton Close Congleton	Congleton	Congleton East	387371	362148	G - Inspection only	NA
368781, 357915	Land off Bradfield Road rear of Elmstead Crescent Crewe	Crewe	Leighton	368781	357915	G - Inspection only	NA
369779, 357728	Land off Bude Close Crewe	Crewe	Crewe North	369779	357728	E - Rural Open Spaces	Low
389961, 374326	Land off Campbell Close to rear Batemill Close Macclesfield	Macclesfield	Broken Cross and Upton	389961	374326	E - Rural Open Spaces	Low
392075, 373545	Land off Canal Street & Green Street Macclesfield	Macclesfield	Macclesfield East	392075	373545	E - Rural Open Spaces	Low
370293, 383629	Land off Candelan Way & A50 High Legh	Knutsford	High Legh	370293	383629	E - Rural Open Spaces	Low
379341, 355139	Land off Cedar Avenue Alsager	Alsager	Alsager	379341	355139	E - Rural Open Spaces	Low
369533, 349769	Land off Church Way Wybunbury	Nantwich	Wybunbury	369533	349769	E - Rural Open Spaces	Low
369426, 355494	Land off Collins Street Crewe	Crewe	Crewe West	369426	355494	E - Rural Open Spaces	Low
385709, 382435	Land off Colshaw Drive & Howty Close by school Wilmslow	Wilmslow	Handforth	385709	382435	E - Rural Open Spaces	Low
375582, 360104	Land off Coronation Crescent & Town Fields Sandbach	Sandbach	Sandbach Heath and East	375582	360104	E - Rural Open Spaces	Low
379841, 356021	Land off Cresswellshawe Road Alsager	Alsager	Alsager	379841	356021	E - Rural Open Spaces	Low
371488, 354904	Land off Crewe Road and Gateway Crewe	Crewe	Crewe East	371488	354904	E - Rural Open Spaces	Low
385505, 363159	Land off Dane Street south of River Dane to path Congleton	Congleton	Congleton West	385505	363159	G - Inspection only	NA
370767, 364475	Land off Davenham Way & Kestrel Close Middlewich	Middlewich	Middlewich	370767	364475	E - Rural Open Spaces	Low
386487, 382097	Land off Dean Row Road Wilmslow	Wilmslow	Wilmslow Dean Row	386487	382097	E - Rural Open Spaces	Low
378111, 355171	Land off Dickinson Way Cranberry Moss Alsager	Alsager	Alsager	378111	355171	E - Rural Open Spaces	Low
391026, 375581	Land off Dorchester Way & Augusta Drive Macclesfield	Macclesfield	Macclesfield Tytherington	391026	375581	E - Rural Open Spaces	Low
391457, 376031	Land off Dorchester Way & Carnoustie Drive Macclesfield	Macclesfield	Macclesfield Tytherington	391457	376031	E - Rural Open Spaces	Low
391207, 375825	Land off Dorchester Way to Gleneagles Drive Macclesfield	Macclesfield	Macclesfield Tytherington	391207	375825	E - Rural Open Spaces	Low
376338, 378343	Land off Downs End behind 1 to 5 Moulton Close Knutsford	Knutsford	Knutsford	376338	378343	E - Rural Open Spaces	Low
376302, 378333	Land off Downs End beside & behind 2 Delmar Road Knutsford	Knutsford	Knutsford	376302	378333	E - Rural Open Spaces	Low
370530, 355372	Land off Edleston Road & corner of Oak Street Crewe	Crewe	Crewe Central	370530	355372	E - Rural Open Spaces	Low
390851, 375263	Land off Farmfield Drive & Ploughmans Way Macclesfield	Macclesfield	Macclesfield Tytherington	390851	375263	G - Inspection only	NA
386530, 362969	Land off Festival Hill Congleton	Congleton	Congleton East	386530	362969	G - Inspection only	NA
369198, 356883	Land off Frank Webb Avenue by Westbourne Avenue Crewe	Crewe	Crewe St Barnabas	369198	356883	E - Rural Open Spaces	Low
369315, 356789	Land off Frank Webb Avenue to Brooklands Grove Crewe	Crewe	Crewe St Barnabas	369315	356789	E - Rural Open Spaces	Low
370020, 353469	Land off Fuller Drive Crewe rear of Westbury Close Crewe	Crewe	Crewe South	370020	353469	E - Rural Open Spaces	Low


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369426, 357793	Land off Gillow Close Crewe	Crewe	Leighton	369426	357793	E - Rural Open Spaces	Low
374544, 361235	Land off Grange Way rear 1 to 15 Rostherne Way	Sandbach	Sandbach Elworth	374544	361235	E - Rural Open Spaces	Low
379743, 356337	Land off Grosvenor Avenue & Sandbach Road No	Alsager	Alsager	379743	356337	E - Rural Open Spaces	Low
387477, 362664	Land off Guernsey Close by railway to a brook Co	Congleton	Congleton East	387477	362664	G - Inspection only	NA
379240, 355097	Land off Hall Drive & behind Swettenham Close A	Alsager	Alsager	379240	355097	E - Rural Open Spaces	Low
387001, 364124	Land off Haworth Avenue & rear Clayton Avenue	Congleton	Congleton East	387001	364124	G - Inspection only	NA
370376, 357183	Land off Hazel Grove Crewe	Crewe	Crewe East	370376	357183	E - Rural Open Spaces	Low
371838, 356213	Land off Heron Crescent Crewe	Crewe	Crewe East	371838	356213	E - Rural Open Spaces	Low
371832, 356082	Land off Heron Crescent to Lansdowne Road Crewe	Crewe	Crewe East	371832	356082	E - Rural Open Spaces	Low
376046, 360646	Land off High Street by Old Hall Hotel to river San	Sandbach	Sandbach Town	376046	360646	G - Inspection only	NA
376112, 360725	Land off High Street near Bath Street to river San	Sandbach	Sandbach Town	376112	360725	E - Rural Open Spaces	Low
385526, 383274	Land off Kenilworth Avenue Handforth	Wilmslow	Handforth	385526	383274	E - Rural Open Spaces	Low
389871, 374524	Land off Kennedy Avenue & Millbank Drive Macc	Macclesfield	Broken Cross and Upton	389871	374524	E - Rural Open Spaces	Low
375440, 367909	Needham Drive Estate Playing Field	Holmes Chapel	Dane Valley	375440	367909	B - Outdoor Sport	High
375099, 368773	Land off Knutsford Road opposite Twemlow Lane	Holmes Chapel	Dane Valley	375099	368773	E - Rural Open Spaces	Low
373404, 355710	Land off Leyland Grove Haslington	Crewe	Haslington	373404	355710	E - Rural Open Spaces	Low
386108, 364066	Land off Lower Heath Avenue & Tidnock Avenue	Congleton	Congleton West	386108	364066	E - Rural Open Spaces	Low
371417, 355372	Land off Macon Way Crewe	Crewe	Crewe East	371417	355372	E - Rural Open Spaces	Low
383933, 363702	Land off Maple Close beside 11 Sycamore Avenue	Congleton	Congleton West	383933	363702	G - Inspection only	NA
365351, 353543	Land off Mercer Way & Larkspur Close Nantwich	Nantwich	Nantwich North and West	365351	353543	E - Rural Open Spaces	Low
367473, 355152	Land off Middlewich Road Connect 2 Greenway C	Crewe	Wistaston	367473	355152	E - Rural Open Spaces	Low
372798, 352231	Land off Millbeck Close & Westmere Close West	Crewe	Haslington	372798	352231	E - Rural Open Spaces	Low
385883, 362863	Land off Moody Street to rear of 52 High Street C	Congleton	Congleton West	385883	362863	G - Inspection only	NA
380355, 356067	Land off Moorhouse Avenue to Lawton Road Als	Alsager	Alsager	380355	356067	E - Rural Open Spaces	Low
369150, 357819	Land off Moss Croft & Hesketh Croft Crewe	Crewe	Leighton	369150	357819	E - Rural Open Spaces	Low
359754, 347497	Land off Nantwich Road rear of Oakfield Drive W	Nantwich	Wrenbury	359754	347497	E - Rural Open Spaces	Low
391702, 384120	Land off Neath Close & Newstead Close Poynton	Poynton	Poynton West and Adlington	391702	384120	E - Rural Open Spaces	Low
390170, 377053	Land off New Road & Bridge Green Admiral Rodn	Prestbury	Prestbury	390170	377053	E - Rural Open Spaces	Low
369392, 356460	Land off Newcastle Street by 52 Broom Street Cr	Crewe	Crewe St Barnabas	369392	356460	E - Rural Open Spaces	Low


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						Maintenance Categorisation	
Site Ref	Property Site Name	Town	Ward	Easting	Northing	Proposed Typology	Proposed Amenity Level
385143, 363160	Land off Obelisk Way & Westholme Close Congle	Congleton	Congleton West	385143	363160	G - Inspection only	NA
376000, 360572	Land off Old Mill Road east of river Sandbach	Sandbach	Sandbach Town	376000	360572	G - Inspection only	NA
376642, 361580	Land off Old Mill Road from 155 Congleton Road	Sandbach	Sandbach Town	376642	361580	E - Rural Open Spaces	Low
384154, 362447	Land off Padgbury Lane by 7 Langdale Court Cong	Congleton	Congleton West	384154	362447	G - Inspection only	NA
367569, 352419	Land off Park Road & Bayley Road Willaston	Nantwich	Willaston and Rope	367569	352419	E - Rural Open Spaces	Low
386094, 363247	Land off Park Road from theatre to bridge Congle	Congleton	Congleton West	386094	363247	G - Inspection only	NA
369003, 357831	Land off Parkers Road rear of Barrows Close Crewe	Crewe	Leighton	369003	357831	G - Inspection only	NA
380398, 355805	Land off Percy James Close Alsager	Alsager	Alsager	380398	355805	E - Rural Open Spaces	Low
371704, 366143	Land off Pochin Way & north of warehouse Midd	Middlewich	Middlewich	371704	366143	G - Inspection only	NA
364847, 351941	Land off Queens Drive and Riverside to river Nant	Nantwich	Nantwich North and West	364847	351941	E - Rural Open Spaces	Low
365209, 353557	Land off Riverbank Close to river Nantwich	Nantwich	Nantwich North and West	365209	353557	E - Rural Open Spaces	Low
369971, 351982	Land off Rope Lane from number 28 Shavington	Crewe	Shavington	369971	351982	E - Rural Open Spaces	Low
376460, 361374	Land off roundabout beside 24 Park House Drive	Sandbach	Sandbach Town	376460	361374	E - Rural Open Spaces	Low
379907, 355223	Land off Sandbach Road South and Cedar Avenue	Alsager	Alsager	379907	355223	E - Rural Open Spaces	Low
370831, 356000	Land off Sheppard Close Crewe	Crewe	Crewe East	370831	356000	E - Rural Open Spaces	Low
365002, 351123	Land off Shrewbridge Road and Stonebridge Road	Nantwich	Nantwich South and Stapely	365002	351123	E - Rural Open Spaces	Low
384399, 362867	Land off Solly Crescent in front of the bungalows	Congleton	Congleton West	384399	362867	E - Rural Open Spaces	Low
362063, 347943	Sound Common	Nantwich	Audlem	362063	347943	E - Rural Open Spaces	Low
391959, 373839	Land off south Thorp Street & Commercial Road	Macclesfield	Macclesfield Hurdsfield	391959	373839	E - Rural Open Spaces	Low
387307, 364140	Land off St Johns Road and corner Havannah Lane	Congleton	Congleton East	387307	364140	G - Inspection only	NA
372028, 355596	Land off Stephenson Drive Crewe	Crewe	Crewe East	372028	355596	E - Rural Open Spaces	Low
368675, 355075	Land off Sweet Briar Crescent Crewe	Crewe	Crewe West	368675	355075	E - Rural Open Spaces	Low
383965, 363723	Land off Sycamore Avenue beside 19 Maple Close	Congleton	Congleton West	383965	363723	G - Inspection only	NA
383963, 363686	Land off Sycamore Drive beside 1 Laburnum Clos	Congleton	Congleton West	383963	363686	G - Inspection only	NA
383947, 363652	Land off Sycamore Drive beside 33 Laburnum Clo	Congleton	Congleton West	383947	363652	G - Inspection only	NA
371990, 355985	Land off Sydney Road & Pelican Close Crewe	Crewe	Crewe East	371990	355985	E - Rural Open Spaces	Low
375838, 366774	Land off the end of Strathmore Drive	Holmes Chapel	Dane Valley	375838	366774	E - Rural Open Spaces	Low
369509, 357889	Land off Tollemache Drive Crewe	Crewe	Leighton	369509	357889	E - Rural Open Spaces	Low
369800, 356665	Land off Underwood Lane	Crewe	Crewe Central	369800	356665	E - Rural Open Spaces	Low


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Site Ref	Property Site Name	Town	Ward	Easting	Northing	Proposed Typology	Proposed Amenity Level
369725, 356800	Land off Underwood Lane to Mount Pleasant Cre	Crewe	Crewe Central	369725	356800	E - Rural Open Spaces	Low
389800, 374045	Land off Victoria Road Macclesfield	Macclesfield	Broken Cross and Upton	389800	374045	E - Rural Open Spaces	Low
368966, 354361	Land off Waldron Gardens and to rear of 18 to 27	Crewe	Wistaston	368966	354361	E - Rural Open Spaces	Low
370269, 355337	Land off Walthall Street north of Valley Brook Cre	Crewe	Crewe West	370269	355337	E - Rural Open Spaces	Low
370069, 357710	Land off Wareham Drive Crewe	Crewe	Crewe North	370069	357710	E - Rural Open Spaces	Low
370198, 356050	Land off West Street by John Street Crewe	Crewe	Crewe Central	370198	356050	G - Inspection only	NA
369821, 357747	Land off Whitby Close Crewe	Crewe	Crewe North	369821	357747	E - Rural Open Spaces	Low
369513, 357015	Land off Windsor Avenue Crewe	Crewe	Crewe North	369513	357015	E - Rural Open Spaces	Low
386671, 362775	Land off Windsor Place Congleton	Congleton	Congleton East	386671	362775	G - Inspection only	NA
370483, 355392	Land off Wistaston Road opposite Dunwoody Wa	Crewe	Crewe Central	370483	355392	E - Rural Open Spaces	Low
379972, 356016	Land off Woodland Court Alsager	Alsager	Alsager	379972	356016	E - Rural Open Spaces	Low
374104, 361090	Land on bend beside 32 Randle Bennett Close Sa	Sandbach	Sandbach Elworth	374104	361090	E - Rural Open Spaces	Low
389994, 373475	Land on the west side of Ivy Road Macclesfield	Macclesfield	Macclesfield West and Ivy	389994	373475	E - Rural Open Spaces	Low
375987, 367501	Land opposite 12 to 30 Westmorland Terrace Hol	Holmes Chapel	Dane Valley	375987	367501	G - Inspection only	NA
369359, 353343	Land opposite 15 Edgewood Drive Crewe	Crewe	Willaston and Rope	369359	353343	E - Rural Open Spaces	Low
385027, 356582	Land opposite 5 & part of 3 Clare Street Mount P	Mount Pleasant	Odd Rode	385027	356582	E - Rural Open Spaces	Low
370167, 365451	Land opposite 55 to 81 Long Lane Middlewich	Middlewich	Middlewich	370167	365451	E - Rural Open Spaces	Low
375104, 377920	Land opposite 75 to 85 Ashworth Park Knutsford	Knutsford	Knutsford	375104	377920	E - Rural Open Spaces	Low
370384, 366732	Land opposite 81 King Street Middlewich	Middlewich	Middlewich	370384	366732	E - Rural Open Spaces	Low
386951, 363845	Land opposite 9 & 10 Craig Road Congleton	Congleton	Congleton East	386951	363845	G - Inspection only	NA
385169, 363003	Land opposite part 17 Garden Street used parking	Congleton	Congleton West	385169	363003	G - Inspection only	NA
378892, 363045	Land part Arclid Wood by waste site Davenport L	Congleton	Brereton Rural	378892	363045	G - Inspection only	NA
386066, 381713	Land passage by Hazelwood Road to Pinewood R	Wilmslow	Wilmslow Dean Row	386066	381713	E - Rural Open Spaces	Low
373859, 360336	Land passage from 39 to around 41 Masefield W	Sandbach	Sandbach Ettiley Heath and Whe	373859	360336	E - Rural Open Spaces	Low
387737, 361626	Land path by 41 Boundary Lane to Roseville Drive	Congleton	Congleton East	387737	361626	G - Inspection only	NA
391687, 384120	Land path Glastonbury Drive Neath Close Selsby I	Poynton	Poynton West and Adlington	391687	384120	E - Rural Open Spaces	Low
376365, 367356	Land paths around 37E to 37H Macclesfield Road	Holmes Chapel	Dane Valley	376365	367356	E - Rural Open Spaces	Low
391589, 375588	Land piece & track near 17 Oldhams Rise Tytherir	Macclesfield	Macclesfield Tytherington	391589	375588	G - Inspection only	NA
384766, 381195	Land piece at Bank Square Wilmslow	Wilmslow	Wilmslow East	384766	381195	E - Rural Open Spaces	Low


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374044, 361079	Land piece beside 16 Randle Bennett Close by road	Sandbach	Sandbach Elworth	374044	361079	E - Rural Open Spaces	Low
383658, 363770	Land piece between drives of 55 & 57 Longdown	Congleton	Congleton West	383658	363770	G - Inspection only	NA
385629, 363185	Land piece beyond Rope Walk to river footpath	Congleton	Congleton West	385629	363185	G - Inspection only	NA
370324, 365128	Land piece by 113 Sutton Lane corner Long Lane	Middlewich	Middlewich	370324	365128	E - Rural Open Spaces	Low
392940, 383644	Land piece by 124 Towers Road & path Poynton	Poynton	Poynton East and Pott Shrigley	392940	383644	E - Rural Open Spaces	Low
385660, 362768	Land piece by 21 Lion Street near Wesley Court	Congleton	Congleton West	385660	362768	G - Inspection only	NA
370782, 366030	Land piece by dry dock and part of Brooks Lane	Middlewich	Middlewich	370782	366030	E - Rural Open Spaces	Low
374767, 378429	Land piece by front east corner 8 Cranford Square	Knutsford	Knutsford	374767	378429	E - Rural Open Spaces	Low
374787, 378455	Land piece by front west corner 1 Cranford Square	Knutsford	Knutsford	374787	378455	E - Rural Open Spaces	Low
369919, 366339	Land piece corner Nantwich Road & Newton Bank	Middlewich	Middlewich	369919	366339	E - Rural Open Spaces	Low
386063, 362857	Land piece east of community garden Lawton Street	Congleton	Congleton West	386063	362857	G - Inspection only	NA
391988, 373877	Land piece east side of middle Thorp Street	Macclesfield	Macclesfield Hurdsfield	391988	373877	E - Rural Open Spaces	Low
383841, 363781	Land piece in front 120 Chestnut Drive	Congleton	Congleton West	383841	363781	G - Inspection only	NA
384204, 363670	Land piece in front 24 & 22 Chestnut Drive	Congleton	Congleton West	384204	363670	G - Inspection only	NA
384207, 363689	Land piece in front 28 & 26 Chestnut Drive	Congleton	Congleton West	384207	363689	G - Inspection only	NA
384213, 363708	Land piece in front 32 & 30 Chestnut Drive	Congleton	Congleton West	384213	363708	G - Inspection only	NA
376113, 360567	Land piece in front of 1 to 11 Palmer Road	Sandbach	Sandbach Heath and East	376113	360567	E - Rural Open Spaces	Low
376439, 361673	Land piece in front of 131 & 133 Congleton Road	Sandbach	Sandbach Town	376439	361673	E - Rural Open Spaces	Low
392925, 383638	Land piece near 126 Towers Road & part path	Poynton	Poynton East and Pott Shrigley	392925	383638	E - Rural Open Spaces	Low
385641, 363191	Land piece near Rope Walk to river footpath	Congleton	Congleton West	385641	363191	G - Inspection only	NA
376585, 367642	Land piece of track by 5 Ash Close	Holmes Chapel	Dane Valley	376585	367642	E - Rural Open Spaces	Low
370271, 366359	Land piece off St Michaels Way & Pepper Street	Middlewich	Middlewich	370271	366359	E - Rural Open Spaces	Low
386306, 362617	Land piece on New Street opposite Sherratt Close	Congleton	Congleton West	386306	362617	G - Inspection only	NA
375762, 360348	Land piece rear 60 to 64 Fairfield Avenue	Sandbach	Sandbach Heath and East	375762	360348	G - Inspection only	NA
384415, 362898	Land piece rear of 34 Newcastle Road	Congleton	Congleton West	384415	362898	E - Rural Open Spaces	Low
386744, 362786	Land piece rear of 6 Edinburgh Place	Congleton	Congleton West	386744	362786	G - Inspection only	NA
370101, 366422	Land piece St Michaels Way by Lawrence Avenue	Middlewich	Middlewich	370101	366422	E - Rural Open Spaces	Low
385664, 362770	Land piece Wesley Court corner with 21 Lion Street	Congleton	Congleton West	385664	362770	G - Inspection only	NA
385666, 362771	Land piece Wesley Court near corner 21 Lion Street	Congleton	Congleton West	385666	362771	G - Inspection only	NA


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386088, 381818	Land Pinewood Road beside 33 Rowanside Drive	Wilmslow	Wilmslow Dean Row	386088	381818	E - Rural Open Spaces	Low
392092, 376776	Land Princess Drive Windsor Close Bollington Rd	Macclesfield	Bollington	392092	376776	G - Inspection only	NA
390497, 383653	Land rear 1 to 17 beside 19 Widgeon Close Poynt	Poynton	Poynton West and Adlington	390497	383653	E - Rural Open Spaces	Low
378996, 355156	Land rear 2 Arley Close to beside 34 Hall Drive Als	Alsager	Alsager	378996	355156	E - Rural Open Spaces	Low
390394, 374251	Land rear 25 & 27 Bittern Grove Macclesfield	Macclesfield	Broken Cross and Upton	390394	374251	E - Rural Open Spaces	Low
392236, 382502	Land rear 30 Vernon Road to 20 Spring Road Poynt	Poynton	Poynton West and Adlington	392236	382502	E - Rural Open Spaces	Low
391773, 382932	Land rear 42 to 60A Barnaby Road & London Roa	Poynton	Poynton West and Adlington	391773	382932	E - Rural Open Spaces	Low
369630, 365326	Land rear 5 Warren Close to 38 Greendale Drive	Middlewich	Middlewich	369630	365326	E - Rural Open Spaces	Low
376208, 366505	Land rear 80 Portree Drive to 6 Arran Close Holm	Holmes Chapel	Dane Valley	376208	366505	E - Rural Open Spaces	Low
380657, 355170	Land rear 89 to 167 Talke Road to railway Alsager	Alsager	Alsager	380657	355170	E - Rural Open Spaces	Low
370292, 355178	Land rear of 1 to 27 Hammond Street Crewe	Crewe	Crewe South	370292	355178	E - Rural Open Spaces	Low
365572, 352387	Land rear of 2 to 7 Alvaston Road Nantwich	Nantwich	Nantwich North and West	365572	352387	E - Rural Open Spaces	Low
376162, 360193	Land rear of 22 to 28 Mortimer Drive Sandbach	Sandbach	Sandbach Heath and East	376162	360193	E - Rural Open Spaces	Low
372282, 355450	Land rear of 3 to 15A Renaissance Way Crewe	Crewe	Crewe East	372282	355450	G - Inspection only	NA
364932, 351894	Land rear of 4 to 68 Shrewbridge Road to river Na	Nantwich	Nantwich South and Stapely	364932	351894	E - Rural Open Spaces	Low
387600, 362099	Land rear of 41 to 43 Johnson Close Congleton	Congleton	Congleton East	387600	362099	G - Inspection only	NA
370009, 357420	Land rear of 73 to 85 Bradfield Road Crewe	Crewe	Crewe North	370009	357420	E - Rural Open Spaces	Low
371475, 356253	Land rear of Birch Avenue Bray and Birch Close C	Crewe	Crewe East	371475	356253	E - Rural Open Spaces	Low
386523, 362579	Land rear of Daven Primary and 18 to 32 Park Lar	Congleton	Congleton East	386523	362579	E - Rural Open Spaces	Low
380128, 356091	Land rear of Heath View off Woodside Road Alsag	Alsager	Alsager	380128	356091	G - Inspection only	NA
369793, 357935	Land rear of Parkstone Drive Crewe	Crewe	Crewe North	369793	357935	E - Rural Open Spaces	Low
370197, 366977	Land recreation Harbutts Field by 121 King Street	Middlewich	Middlewich	370197	366977	E - Rural Open Spaces	Low
369299, 355507	Land remaining at Alton Street Allotments	Crewe	Crewe West	369299	355507	G - Inspection only	NA
370414, 354108	Land remaining at Brookhouse Drive Crewe	Crewe	Crewe South	370414	354108	E - Rural Open Spaces	Low
384745, 381685	Land remaining at Cliff Road Allotments	Wilmslow	Wilmslow Lacey Green	384745	381685	G - Inspection only	NA
369724, 356597	Land remaining at Ford Lane Allotments	Crewe	Crewe Central	369724	356597	G - Inspection only	NA
385282, 380405	Land remaining at Land Lane Allotments	Wilmslow	Wilmslow East	385282	380405	G - Inspection only	NA
376238, 367336	Land remaining at the former Holmes Chapel PC	Holmes Chapel	Dane Valley	376238	367336	E - Rural Open Spaces	Low
379698, 355503	Land remaining from devolution of Alsager Civic H	Alsager	Alsager	379698	355503	E - Rural Open Spaces	Low


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383216, 379595	Land road & island Knutsford Road & Upcast Lane	Wilmslow	Wilmslow West and Chorley	383216	379595	E - Rural Open Spaces	Low
385331, 382380	Land road & path at Highfield Estate Wilmslow	Wilmslow	Handforth	385331	382380	E - Rural Open Spaces	Low
384982, 381367	Land road Alderley Road Manchester Road to rail	Wilmslow	Wilmslow East	384982	381367	E - Rural Open Spaces	Low
392632, 374322	Land road Brocklehurst Avenue & Timber Street	Macclesfield	Macclesfield Hurdsfield	392632	374322	E - Rural Open Spaces	Low
391549, 373582	Land road Churchill Way by car park corner Macc	Macclesfield	Macclesfield Central	391549	373582	E - Rural Open Spaces	Low
391080, 373923	Land road Cumberland Street by Prestbury Road	Macclesfield	Macclesfield Central	391080	373923	E - Rural Open Spaces	Low
390994, 373800	Land road Cumberland Street West part Macclesf	Macclesfield	Macclesfield Central	390994	373800	E - Rural Open Spaces	Low
390664, 383860	Land road Distaff Road & Warren Close & Mertor	Poynton	Poynton West and Adlington	390664	383860	E - Rural Open Spaces	Low
386235, 382325	Land road Handforth bypass Dean Row Road to H	Wilmslow	Wilmslow Dean Row	386235	382325	E - Rural Open Spaces	Low
391579, 373947	Land road Hibel Road by Pownall & Brock Street	Macclesfield	Macclesfield Tytherington	391579	373947	E - Rural Open Spaces	Low
392831, 373119	Land road Leadbeaters Road & Brookfield Lane M	Macclesfield	Macclesfield East	392831	373119	E - Rural Open Spaces	Low
385927, 363124	Land road Mountbatten Way Congleton	Congleton	Congleton West	385927	363124	G - Inspection only	NA
384372, 382078	Land road off Newton Road Wilmslow	Wilmslow	Wilmslow Lacey Green	384372	382078	E - Rural Open Spaces	Low
386058, 362986	Land road part Kinsey Street north of Park Street	Congleton	Congleton West	386058	362986	G - Inspection only	NA
370278, 366340	Land road part St Michaels Way by Pepper Street	Middlewich	Middlewich	370278	366340	E - Rural Open Spaces	Low
370577, 356039	Land road piece West Street by car park by Vern	Crewe	Crewe Central	370577	356039	E - Rural Open Spaces	Low
370553, 356040	Land road section West Street by Newton Street	Crewe	Crewe Central	370553	356040	E - Rural Open Spaces	Low
370612, 365772	Land road south corner Lewin Street & Brooks La	Middlewich	Middlewich	370612	365772	E - Rural Open Spaces	Low
370042, 366422	Land road St Michaels Way from Wheelock Stree	Middlewich	Middlewich	370042	366422	E - Rural Open Spaces	Low
370597, 366385	Land road to 3 King Street from Kinderton Street	Middlewich	Middlewich	370597	366385	E - Rural Open Spaces	Low
370817, 355549	Land road Vernon Way Earle Street to Mill Street	Crewe	Crewe Central	370817	355549	E - Rural Open Spaces	Low
364983, 352320	Land road Water Lode High Street to Mill Street	Nantwich	Nantwich South and Stapely	364983	352320	E - Rural Open Spaces	Low
373759, 361045	Land roadway at Norton Way & verges off Moss L	Sandbach	Sandbach Ettiley Heath and Whe	373759	361045	E - Rural Open Spaces	Low
390921, 373679	Land roundabout Chester Road Cumberland Stree	Macclesfield	Broken Cross and Upton	390921	373679	E - Rural Open Spaces	Low
370048, 365033	Land Rushton Drive between Astle & Butley Close	Middlewich	Middlewich	370048	365033	E - Rural Open Spaces	Low
386929, 376681	Land School Lane Festival Road Ashbrook Road O	Macclesfield	Prestbury	386929	376681	E - Rural Open Spaces	Low
373997, 361101	Land School Lane rear 2 to 8 Randle Bennett Clos	Sandbach	Sandbach Elworth	373997	361101	E - Rural Open Spaces	Low
391191, 373564	Land Shaw Street Atheys Street & Pownall Square	Macclesfield	Macclesfield Central	391191	373564	E - Rural Open Spaces	Low
369801, 365498	Land Simonswood Close rear 9 & 10 Bradley Clos	Middlewich	Middlewich	369801	365498	E - Rural Open Spaces	Low


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391509, 373632	Land site former 22 Chatham Street Macclesfield	Macclesfield	Macclesfield Central	391509	373632	E - Rural Open Spaces	Low
375942, 360542	Land small piece off Brookhouse Road by rounda	Sandbach	Sandbach Town	375942	360542	G - Inspection only	NA
386304, 382692	Land south corner Dean Road & Welland Road W	Wilmslow	Handforth	386304	382692	G - Inspection only	NA
372546, 361772	Land south corner of Plant Ln & Warmingham Ln	Sandbach	Brereton Rural	372546	361772	G - Inspection only	NA
385748, 383943	Land south corner Wilmslow Road & Spath Lane	Wilmslow	Handforth	385748	383943	E - Rural Open Spaces	Low
391966, 373851	Land south end Thorp Street & Commercial Road	Macclesfield	Macclesfield Hurdsfield	391966	373851	E - Rural Open Spaces	Low
368957, 355275	Land south of Alton Street Crewe	Crewe	Crewe West	368957	355275	E - Rural Open Spaces	Low
373900, 361181	Land south of Angelina Close Sandbach	Sandbach	Sandbach Elworth	373900	361181	E - Rural Open Spaces	Low
369572, 365555	Land south of Brynlow Drive & east Nantwich Ro	Middlewich	Middlewich	369572	365555	E - Rural Open Spaces	Low
379603, 355107	Cedar Avenue Playing Field	Alsager	Alsager	379603	355107	B - Outdoor Sport	High
370502, 353736	Land south of Davenport Avenue Crewe	Crewe	Crewe South	370502	353736	E - Rural Open Spaces	Low
369120, 355126	Land south of Doddington Road Crewe	Crewe	Crewe West	369120	355126	E - Rural Open Spaces	Low
375734, 366586	Land south of Dunoon Close to Aberfeldy Close H	Holmes Chapel	Dane Valley	375734	366586	E - Rural Open Spaces	Low
369590, 356747	Land south of Kinloch Close Crewe	Crewe	Crewe Central	369590	356747	E - Rural Open Spaces	Low
387513, 364149	Land south of Mardale Close Congleton	Congleton	Congleton East	387513	364149	G - Inspection only	NA
374505, 357047	Land south of Newtons Crescent Winterley	Sandbach	Haslington	374505	357047	E - Rural Open Spaces	Low
370011, 357930	Land south of Parkers Road by railway Crewe	Crewe	Crewe North	370011	357930	E - Rural Open Spaces	Low
369338, 357753	Land south of Parkers Road Crewe	Crewe	Leighton	369338	357753	E - Rural Open Spaces	Low
368345, 353480	Land south of Sandringham Drive Wistaston	Crewe	Wistaston	368345	353480	E - Rural Open Spaces	Low
371123, 364310	Land south of Sycamore Drive Middlewich	Middlewich	Middlewich	371123	364310	E - Rural Open Spaces	Low
391848, 373720	Land Sparrow Walk	Macclesfield	Macclesfield Central	391848	373720	E - Rural Open Spaces	Low
391859, 372624	Land square facing 17 to 20 Canton Walks Maccle	Macclesfield	Macclesfield South	391859	372624	E - Rural Open Spaces	Low
383469, 357162	Land square in front of 11 to 19 Mead Avenue Sc	Scholar Green	Odd Rode	383469	357162	E - Rural Open Spaces	Low
376483, 378962	Land St Johns Wood rear Forester & Autumn Ave	Knutsford	Knutsford	376483	378962	G - Inspection only	NA
370043, 366413	Land St Michaels Way by Wheelock Street to sub	Middlewich	Middlewich	370043	366413	E - Rural Open Spaces	Low
385988, 381748	Land Stanhope & Gainsborough Close Reynolds N	Wilmslow	Wilmslow Dean Row	385988	381748	E - Rural Open Spaces	Low
392572, 382624	Land strip & path rear 7 to 17 Spring Road Poynt	Poynton	Poynton East and Pott Shrigley	392572	382624	E - Rural Open Spaces	Low
380962, 355987	Land strip across from 45 Greengate Road Church	Church Lawton	Odd Rode	380962	355987	E - Rural Open Spaces	Low
392240, 383659	Land strip at end Park Avenue by library Poynton	Poynton	Poynton East and Pott Shrigley	392240	383659	E - Rural Open Spaces	Low


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Site Ref	Property Site Name	Town	Ward	Easting	Northing	Proposed Typology	Proposed Amenity Level
370461, 364710	Land strip in front west part of 25 Chadwick Road	Middlewich	Middlewich	370461	364710	E - Rural Open Spaces	Low
370351, 365116	Land strip off Long Lane South by 113 Sutton Lane	Middlewich	Middlewich	370354	365116	E - Rural Open Spaces	Low
384602, 362748	Land strip off Sandy Lane beside 2 Ennerdale Drive	Congleton	Congleton West	384602	362748	G - Inspection only	NA
370296, 366339	Land strip off St Michaels Way by 8 The Moorings	Middlewich	Middlewich	370296	366339	E - Rural Open Spaces	Low
370764, 364659	Land strip off The Green rear of Livingstone Way	Middlewich	Middlewich	370764	364659	E - Rural Open Spaces	Low
392013, 373901	Land strip off Thorp Street & Commercial Road	Macclesfield	Macclesfield Hurdsfield	392013	373901	E - Rural Open Spaces	Low
391482, 372399	Land strip rear 23 Hulme Square Macclesfield	Macclesfield	Macclesfield South	391482	372399	E - Rural Open Spaces	Low
384575, 362747	Land strip rear of 4 Lake View	Congleton	Congleton West	384575	362747	G - Inspection only	NA
385555, 383447	Land strip south side 1 to 36 Sagars Road Handforth	Wilmslow	Handforth	385555	383447	G - Inspection only	NA
370029, 366441	Land strip St Michaels Way from Wheelock Street	Middlewich	Middlewich	370029	366441	E - Rural Open Spaces	Low
384095, 381963	Land Styal Road to River Bollin Grange Park Avenue	Wilmslow	Wilmslow Lacey Green	384095	381963	E - Rural Open Spaces	Low
365246, 352520	Land surrounding former Nantwich Civic Hall	Nantwich	Nantwich North and West	365246	352520	E - Rural Open Spaces	Low
384014, 381808	Land The Carrs behind Carrwood Road to River Bollin	Wilmslow	Wilmslow West and Chorley	384014	381808	E - Rural Open Spaces	Low
385542, 383434	Land the link between Bulkeley Road & Sagars Road	Wilmslow	Handforth	385542	383434	G - Inspection only	NA
369377, 357674	Land to rear of Merlin Way Crewe	Crewe	Leighton	369377	357674	E - Rural Open Spaces	Low
389940, 372854	Land to the south off Kendal Road Macclesfield	Macclesfield	Macclesfield South	389940	372854	E - Rural Open Spaces	Low
375647, 377418	Land Toft Road by 15 Rowley Way to Beggarman's	Knutsford	Knutsford	375647	377418	E - Rural Open Spaces	Low
380689, 355068	Land track opposite 153 Talke Road Alsager to Mill Lane	Alsager	Alsager	380689	355068	G - Inspection only	NA
384211, 363632	Land triangle beside 16 Chestnut Drive Congleton	Congleton	Congleton West	384211	363632	G - Inspection only	NA
370068, 365793	Land triangle beside 3 Shropshire Close Middlewich	Middlewich	Middlewich	370068	365793	E - Rural Open Spaces	Low
374896, 359240	Land triangle beside 47 Forge Fields to corner Sandbach	Sandbach	Sandbach Ettiley Heath and Wheelock	374896	359240	E - Rural Open Spaces	Low
369809, 365487	Land triangle near 8 Bradley Close Middlewich	Middlewich	Middlewich	369809	365487	E - Rural Open Spaces	Low
376236, 378317	Land triangle Sparrow Lane by rear 28 Delmar Road	Knutsford	Knutsford	376236	378317	E - Rural Open Spaces	Low
392655, 371022	Land Tunnickliffe Road Morton Drive Bell Avenue	Macclesfield	Sutton	392655	371022	E - Rural Open Spaces	Low
390830, 375650	Land Tytherington Wood off Dorchester Way Macclesfield	Macclesfield	Macclesfield Tytherington	390830	375650	E - Rural Open Spaces	Low
386169, 381848	Land Warren Hey to Fieldhead Road & Pinewood	Wilmslow	Wilmslow Dean Row	386169	381848	E - Rural Open Spaces	Low
390804, 374918	Land west corner Abbey Road & Cartmel Close Macclesfield	Macclesfield	Macclesfield Tytherington	390804	374918	E - Rural Open Spaces	Low
382282, 382019	Land west corner Mobberley Road & Morley Green	Wilmslow	Wilmslow West and Chorley	382282	382019	E - Rural Open Spaces	Low
378866, 362951	Land west of and from 11 Davenport Lane Brereton	Sandbach	Brereton Rural	378866	362951	G - Inspection only	NA


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365063, 353426	Land west of Barony Road beside river Nantwich	Nantwich	Nantwich North and West	365063	353426	E - Rural Open Spaces	Low
371347, 350858	Land west of Cobbs Lane Hough	Crewe	Wybunbury	371347	350858	G - Inspection only	NA
371324, 355869	Land west of Conrad Close & Barrie Close Crewe	Crewe	Crewe East	371324	355869	G - Inspection only	NA
371012, 366682	Land west of Galloway Close to Hereford Way Mi	Middlewich	Middlewich	371012	366682	E - Rural Open Spaces	Low
389375, 374609	Land west of Priory Lane by Leisure Centre Maccl	Macclesfield	Broken Cross and Upton	389375	374609	G - Inspection only	NA
370744, 354680	Land west of South Street from Nantwich Road C	Crewe	Crewe South	370744	354680	E - Rural Open Spaces	Low
375210, 378503	Land west of St Johns Church off Church Hill	Knutsford	Knutsford	375210	378503	E - Rural Open Spaces	Medium
366424, 352094	Land west of St Joseph Way to Lewis Close Nantw	Nantwich	Nantwich South and Stapely	366424	352094	E - Rural Open Spaces	Low
370202, 355317	Land west of Walthall Street Crewe	Crewe	Crewe West	370202	355317	E - Rural Open Spaces	Low
364898, 352538	Land west of Waterlode by river Nantwich	Nantwich	Nantwich North and West	364898	352538	E - Rural Open Spaces	Low
392812, 373340	Land west side of path by 322 Buxton Road Macc	Macclesfield	Macclesfield East	392812	373340	E - Rural Open Spaces	Low
370311, 366032	Land White Horse Alley to Civic Way Car Park Mic	Middlewich	Middlewich	370311	366032	E - Rural Open Spaces	Low
393490, 383107	Land with hall at rear 123 to 173 Coppice Road Po	Poynton	Poynton East and Pott Shrigley	393490	383107	E - Rural Open Spaces	Low
385467, 381845	Land with path beside 1 Daresbury Close Wilmslo	Wilmslow	Wilmslow Dean Row	385467	381845	E - Rural Open Spaces	Low
369976, 365817	Land with path beside 4 & 12 Shropshire Close M	Middlewich	Middlewich	369976	365817	E - Rural Open Spaces	Low
370005, 365744	Land with path beside 9 Shropshire Close Middle	Middlewich	Middlewich	370005	365744	E - Rural Open Spaces	Low
392315, 374816	Land with path by Queens Close Queens Avenue	Macclesfield	Macclesfield Hurdsfield	392315	374816	E - Rural Open Spaces	Low
376196, 360680	Land with path on east side of the Spinney Middl	Sandbach	Sandbach Heath and East	376196	360680	E - Rural Open Spaces	Low
385840, 382863	Land with playground at end Orwell Close	Wilmslow	Handforth	385840	382863	E - Rural Open Spaces	Low
374543, 361239	Grange Way and Rostherne Way Open Space	Sandbach	Sandbach Elworth	374543	361239	E - Rural Open Spaces	Low
385215, 381673	Land with ponds by railway south of Alveston Dri	Wilmslow	Wilmslow Dean Row	385215	381673	E - Rural Open Spaces	Low
370869, 356686	Land Woodland Gardens	Crewe	Crewe East	370869	356686	D - Urban Open Spaces	Low
369314, 354862	Langley Drive Play Area	Crewe	Crewe West	369314	354862	C - Community Green Infrastructure	Medium
371922, 356009	Lansdowne Road Playground	Crewe	Crewe East	371922	356009	C - Community Green Infrastructure	Low
375201, 359715	Lightley Close Playground	Sandbach	Sandbach Ettiley Heath and Whe	375201	359715	C - Community Green Infrastructure	Medium
369785, 356130	Lincoln Street Car Park	Crewe	Crewe Central	369785	356130	D - Urban Open Spaces	Low
370167, 365495	Long Lane Verge	Middlewich	Middlewich	370167	365495	E - Rural Open Spaces	Low
376735, 379407	Longridge Depot	Knutsford	Knutsford	376735	379407	D - Urban Open Spaces	Low
370642, 354788	Lord Street Car Park	Crewe	Crewe South	370642	354788	D - Urban Open Spaces	Low


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365150, 352110	Love Lane Car Park	Nantwich	Nantwich South and Stapely	365150	352110	D - Urban Open Spaces	Low
392099, 378000	Bollington Household Waste Disposal Centre	Macclesfield	Bollington	392099	378000	G - Inspection only	NA
391026, 384898	Lower Park Crescent Playground	Poynton	Poynton West and Adlington	391026	384898	C - Community Green Infrastructure	Medium
391278, 383903	Lower Park School	Poynton	Poynton West and Adlington	391278	383903	E - Rural Open Spaces	Low
391780, 371024	Lyme Green Playing Field	Macclesfield	Sutton	391780	371024	C - Community Green Infrastructure	Low
369657, 357754	Mablins Lane Playing Fields	Crewe	Leighton	369657	357754	E - Rural Open Spaces	Low
391758, 373466	Macclesfield Bus Station	Macclesfield	Macclesfield Central	391758	373466	D - Urban Open Spaces	Low
390795, 374447	Macclesfield Cemetery	Macclesfield	Macclesfield Tytherington	390795	374447	G - Inspection only	NA
391585, 373396	Macclesfield Community Centre	Macclesfield	Macclesfield Central	391585	373396	D - Urban Open Spaces	Low
391420, 373620	Macclesfield Disability Bureau	Macclesfield	Macclesfield Central	391420	373620	D - Urban Open Spaces	Medium
389296, 374524	Macclesfield Leisure Centre	Macclesfield	Broken Cross and Upton	389296	374524	D - Urban Open Spaces	Medium
391150, 375002	Macclesfield Riverside Park Melford Drive & Farm	Macclesfield	Macclesfield Tytherington	391150	375002	E - Rural Open Spaces	Low
390977, 374941	Macclesfield Riverside Park with Bollin Way	Macclesfield	Macclesfield Tytherington	390977	374941	E - Rural Open Spaces	Low
391764, 373761	Macclesfield Town Hall	Macclesfield	Macclesfield Central	391764	373761	D - Urban Open Spaces	Medium
391440, 373630	Macclesfield Youth Hub	Macclesfield	Macclesfield Central	391440	373630	D - Urban Open Spaces	Medium
394228, 371680	Main Road Playing Field	Macclesfield	Sutton	394228	371680	E - Rural Open Spaces	Medium
369671, 349810	Main Road Recreation Ground	Nantwich	Wybunbury	369671	349810	E - Rural Open Spaces	Low
367743, 355858	Marshfield Bank Industrial Estate	Crewe	Wistaston	367743	355858	G - Inspection only	NA
380989, 377150	Mary Dendy Playing Fields	Alderley Edge	Mobberley	380989	377150	B - Outdoor Sport	High
391181, 372117	Mayfield Centre	Macclesfield	Macclesfield South	391181	372117	D - Urban Open Spaces	Medium
370233, 357062	Mclaren Street Recreation Ground	Crewe	Crewe North	370233	357062	E - Rural Open Spaces	Medium
378198, 355226	Meadowside Allotments Adlington	Poynton	Poynton West and Adlington	378198	355226	E - Rural Open Spaces	Low
381006, 375135	Mere Court Playing Field	Macclesfield	Chelford	381006	375135	E - Rural Open Spaces	Medium
385488, 383704	Meriton Road Park	Wilmslow	Handforth	385488	383704	E - Rural Open Spaces	Low
375992, 367245	Middlewich Road Play Area	Holmes Chapel	Dane Valley	375992	367245	C - Community Green Infrastructure	Low
370591, 356449	Middlewich Street Playing Fields	Crewe	Crewe East	370591	356449	E - Rural Open Spaces	Low
370350, 366036	Middlewich Youth Centre	Middlewich	Middlewich	370350	366036	D - Urban Open Spaces	Low
371970, 355325	Middlewood Track Old Railway Poynton to Bollin	Crewe	Crewe East	371970	355325	E - Rural Open Spaces	Low
371969, 355324	Mill Bridge Close Play Area	Crewe	Crewe East	371969	355324	E - Rural Open Spaces	Medium

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379598, 355366	Milton Park (Green Flag)	Alsager	Alsager	379598	355366	A - Formal Parks & Gardens	High
371769, 375267	Moorcroft Playground	Knutsford	Chelford	371769	375267	C - Community Green Infrastructure	Medium
370505, 364786	Moss Drive Playground	Middlewich	Middlewich	370505	364786	C - Community Green Infrastructure	Medium
394444, 383115	Mount Vernon Playing Field	Poynton	Poynton East and Pott Shrigley	394444	383115	B - Outdoor Sport	High
370673, 355790	Municipal Buildings Crewe	Crewe	Crewe Central	370673	355790	D - Urban Open Spaces	Medium
365455, 352538	Nantwich Almshouses	Nantwich	Nantwich North and West	365455	352538	D - Urban Open Spaces	Medium
365897, 353372	Nantwich Cemetery	Nantwich	Nantwich North and West	365897	353372	G - Inspection only	NA
364950, 352608	Nantwich Leisure Centre	Nantwich	Nantwich North and West	364950	352608	D - Urban Open Spaces	Medium
365287, 352528	Nantwich Library	Nantwich	Nantwich North and West	365287	352528	D - Urban Open Spaces	Low
370584, 366493	New King Street Play Area	Middlewich	Middlewich	370584	366493	C - Community Green Infrastructure	Medium
375678, 360410	Newall Avenue Playing Fields	Sandbach	Sandbach Heath and East	375678	360410	E - Rural Open Spaces	Medium
370517, 356082	Newton Street Parking	Crewe	Crewe Central	370517	356082	D - Urban Open Spaces	Low
376700, 378650	North Downs Playing Field	Knutsford	Knutsford	376700	378650	E - Rural Open Spaces	Low
379386, 355468	Northolme Gardens	Alsager	Alsager	379386	355468	D - Urban Open Spaces	Medium
370598, 355409	Oak Street Car Park	Crewe	Crewe Central	370598	355409	D - Urban Open Spaces	Low
385800, 382450	Oakenclough Childrens Centre	Wilmslow	Handforth	385800	382450	D - Urban Open Spaces	Medium
377956, 376989	Oaklands Road Playing Field	Knutsford	Chelford	377956	376989	E - Rural Open Spaces	Medium
385935, 383961	Oakmere Extra Care Development PFI	Wilmslow	Handforth	385935	383961	G - Inspection only	NA
389541, 374630	Old Barn Playing Field	Macclesfield	Broken Cross and Upton	389541	374630	E - Rural Open Spaces	Medium
391798, 373293	Old Library and Parsonage Street Car Park	Macclesfield	Macclesfield Central	391798	373293	D - Urban Open Spaces	Low
378013, 358694	Old School Playing Field	Sandbach	Brereton Rural	378013	358694	E - Rural Open Spaces	Low
398758, 379866	Paddock Lane Recreation Ground	Kettleshulme	Poynton East and Pott Shrigley	398758	379866	E - Rural Open Spaces	Low
391927, 373223	Park Green War Memorial	Macclesfield	Macclesfield Central	391927	373223	F - Cemeteries, Church Yards and Memo	Medium
391396, 373554	Park Great King Street by Christ Church	Macclesfield	Macclesfield Central	391396	373554	D - Urban Open Spaces	Medium
391868, 373270	Park Green Car Park and Public Convenience	Macclesfield	Macclesfield Central	391868	373270	D - Urban Open Spaces	Low
366175, 351503	Pear Tree Academy	Nantwich	Nantwich South and Stapely	366175	351503	D - Urban Open Spaces	Medium
386155, 382566	Picton Drive Park (Peckforton Field)	Wilmslow	Handforth	386155	382566	E - Rural Open Spaces	Medium
370801, 354794	Pedley Street Car Park	Crewe	Crewe South	370801	354794	D - Urban Open Spaces	Low


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370552, 367002	Pennymoor Drive Playground	Middlewich	Middlewich	370552	367002	C - Community Green Infrastructure	Medium
369699, 358493	Mossfields to Perryfields	Crewe	Leighton	369699	358493	E - Rural Open Spaces	Low
370272, 383884	Pheasant Walk Recreation Ground	Knutsford	High Legh	370272	383884	E - Rural Open Spaces	Low
389593, 373398	Playground adjacent to Weston Community Cent	Macclesfield	Macclesfield West and Ivy	389593	373398	C - Community Green Infrastructure	Medium
376688, 367621	Playground off Hermitage Drive	Holmes Chapel	Dane Valley	376688	367621	C - Community Green Infrastructure	Medium
393723, 377921	Pool Bank Car Park	Macclesfield	Bollington	393723	377921	D - Urban Open Spaces	Low
383433, 356824	Portland Drive Playing Field	Scholar Green	Odd Rode	383433	356824	E - Rural Open Spaces	Low
394220, 383468	Poynton Household Waste Recycling Centre	Poynton	Poynton East and Pott Shrigley	394220	383468	G - Inspection only	NA
392250, 383640	Poynton Library	Poynton	Poynton East and Pott Shrigley	392250	383640	D - Urban Open Spaces	Medium
385171, 380282	Prestbury Road Playing Field	Wilmslow	Wilmslow East	385171	380282	E - Rural Open Spaces	Low
389325, 373553	Princes Way Car Park	Macclesfield	Macclesfield West and Ivy	389325	373553	D - Urban Open Spaces	Low
385281, 362912	Prospect Street & Astbury Street Congleton Land	Congleton	Congleton West	385281	362912	G - Inspection only	NA
385257, 362942	Prospect Street Parking	Congleton	Congleton West	385257	362942	G - Inspection only	NA
367795, 356795	Crewe Household Waste Recycling Centre	Crewe	Wistaston	367795	356795	G - Inspection only	NA
371154, 355946	Queen Street Recreation Ground	Crewe	Crewe East	371154	355946	C - Community Green Infrastructure	Low
368728, 355628	Queens Park (Green Flag)	Crewe	Crewe West	368728	355628	A - Formal Parks & Gardens	High
383871, 362972	Quinta Park and Play Area	Congleton	Congleton West	383871	362972	E - Rural Open Spaces	Medium
370855, 354875	Railway Station Long Stay Car Park	Crewe	Crewe South	370855	354875	D - Urban Open Spaces	Low
393303, 374736	Rainow Road Playground	Macclesfield	Bollington	393303	374736	E - Rural Open Spaces	Medium
383724, 380242	Regency Park Recreation Ground	Wilmslow	Wilmslow West and Chorley	383724	380242	C - Community Green Infrastructure	Low
364897, 351367	Riverside Park	Nantwich	Wrenbury	364897	351367	E - Rural Open Spaces	Low
373522, 360137	Rookery Close Play Area	Sandbach	Sandbach Ettiley Heath and Whe	373522	360137	E - Rural Open Spaces	Medium
392146, 375367	Rugby Drive Playing Fields	Macclesfield	Macclesfield Tytherington	392146	375367	B - Outdoor Sport	High
370459, 366182	Salinae Elderley Persons Centre	Middlewich	Middlewich	370459	366182	D - Urban Open Spaces	Low
369794, 355973	Samuel Street Recreation Ground	Crewe	Crewe Central	369794	355973	C - Community Green Infrastructure	Low
376280, 360435	Sandbach Cemetery	Sandbach	Sandbach Heath and East	376280	360435	G - Inspection only	NA
377300, 360998	Sandbach Heath Playground	Sandbach	Sandbach Heath and East	377300	360998	C - Community Green Infrastructure	Medium
375723, 360690	Sandbach Inner Relief Road	Sandbach	Sandbach Town	375723	360690	G - Inspection only	NA
375950, 360970	Sandbach Library	Sandbach	Sandbach Town	375950	360970	D - Urban Open Spaces	Low


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						Maintenance Categorisation	
Site Ref	Property Site Name	Town	Ward	Easting	Northing	Proposed Typology	Proposed Amenity Level
376093, 361026	Sandbach Park (Green Flag)	Sandbach	Sandbach Town	376093	361026	A - Formal Parks & Gardens	High
375419, 360750	Saxon Place Gardens	Sandbach	Sandbach Town	375419	360750	D - Urban Open Spaces	Medium
371338, 355765	School Crescent Recreation Ground	Crewe	Crewe East	371338	355765	C - Community Green Infrastructure	Medium
385700, 383522	School Road Car Park	Wilmslow	Handforth	385700	383522	D - Urban Open Spaces	Low
371460, 354410	Scope House	Crewe	Crewe East	371460	354410	D - Urban Open Spaces	Medium
375897, 360963	Scotch Common Car Park	Sandbach	Sandbach Town	375897	360963	D - Urban Open Spaces	Low
370500, 366280	Seabank Car Park	Middlewich	Middlewich	370500	366280	D - Urban Open Spaces	Low
390072, 376813	Shirleys Car Park	Macclesfield	Prestbury	390072	376813	D - Urban Open Spaces	Low
370320, 355907	Shopmobility Centre Crewe	Crewe	Crewe Central	370320	355907	D - Urban Open Spaces	Low
391541, 373634	Shopmobility Centre	Macclesfield	Macclesfield Central	391541	373634	D - Urban Open Spaces	Low
393947, 377967	Shringley Road Public Convenience	Macclesfield	Bollington	393947	377967	G - Inspection only	NA
385995, 362950	Site of former Congleton Municipal Offices	Congleton	Congleton West	385995	362950	G - Inspection only	NA
365016, 352475	Snowhill Car Park	Nantwich	Nantwich North and West	365016	352475	D - Urban Open Spaces	Low
384709, 381626	South Drive Car Park	Macclesfield	Wilmslow East	384709	381626	D - Urban Open Spaces	Low
391450, 372674	South Park	Macclesfield	Macclesfield Central	391450	372674	A - Formal Parks & Gardens	Medium
370803, 354604	South Street Car Park	Crewe	Crewe South	370803	354604	D - Urban Open Spaces	Low
370145, 366135	Southway Car Park	Middlewich	Middlewich	370145	366135	D - Urban Open Spaces	Low
365537, 352151	Spring Gardens Car Park	Nantwich	Nantwich South and Stapely	365537	352151	D - Urban Open Spaces	Low
390133, 377185	Springfields Car Park	Macclesfield	Prestbury	390133	377185	D - Urban Open Spaces	Low
373701, 360935	Springvale Business Centre	Sandbach	Sandbach Ettiley Heath and Whe	373701	360935	D - Urban Open Spaces	Medium
391789, 372962	St Georges Play Area High Street	Macclesfield	Macclesfield Central	391789	372962	C - Community Green Infrastructure	Low
376567, 378788	St Helens Church & Graveyard off Boothfields	Knutsford	Knutsford	376567	378788	F - Cemeteries, Church Yards and Memc	Medium
386835, 364235	St Johns Road Playing Fields	Congleton	Congleton East	386835	364235	E - Rural Open Spaces	Medium
370284, 365808	Stallard Way Playground	Middlewich	Middlewich	370284	365808	C - Community Green Infrastructure	Low
374920, 378420	Stanley Centre	Knutsford	Knutsford	374920	378420	D - Urban Open Spaces	Medium
386163, 384327	Stanley Hall Playing Field	Wilmslow	Handforth	386163	384327	E - Rural Open Spaces	Low
397333, 384595	Station Approach Car Park	Disley	Disley	397333	384595	D - Urban Open Spaces	Low
379231, 355375	Station Road Car Park	Alsager	Alsager	385788	383318	D - Urban Open Spaces	Low
383914, 382208	Styal Road Car Park	Wilmslow	Wilmslow Lacey Green	383914	382208	D - Urban Open Spaces	Low


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Site Ref	Property Site Name	Town	Ward	Easting	Northing	Proposed Typology	Proposed Amenity Level
370207, 364681	Sutton Lane Sports Ground	Middlewich	Middlewich	370207	364681	B - Outdoor Sport	High
371000, 364493	Sycamore Drive Play Area & Open Space	Middlewich	Middlewich	371000	364493	E - Rural Open Spaces	Low
375032, 378915	Tatton Street Car Park	Knutsford	Knutsford	375032	378915	D - Urban Open Spaces	Low
391707, 372580	The Brocklehurst Centre	Macclesfield	Macclesfield South	391707	372580	D - Urban Open Spaces	Medium
384429, 381555	The Carrs Park	Wilmslow	Wilmslow West and Chorley	384429	381555	E - Rural Open Spaces	Medium
385880, 382210	The Dean Row Centre	Wilmslow	Handforth	385880	382210	D - Urban Open Spaces	Medium
375412, 378660	The Moor Recreation Ground (Green Flag)	Knutsford	Knutsford	375412	378660	A - Formal Parks & Gardens	High
385917, 382435	The Old Nursery	Wilmslow	Handforth	385917	382435	D - Urban Open Spaces	Medium
386103, 383031	The Parsonage Playground	Wilmslow	Handforth	386103	383031	E - Rural Open Spaces	Medium
385790, 384150	The Redesmere Centre	Wilmslow	Handforth	385790	384150	D - Urban Open Spaces	Medium
370780, 355910	Thomas Street Car Park East	Crewe	Crewe East	370780	355910	D - Urban Open Spaces	Low
370780, 355850	Thomas Street Car Park West	Crewe	Crewe East	370780	355850	D - Urban Open Spaces	Low
369296, 358058	Thorn Tree Drive Play Area	Crewe	Leighton	369296	358058	C - Community Green Infrastructure	Low
369308, 358305	Thorn Tree Drive Recreation Ground	Crewe	Leighton	369308	358305	E - Rural Open Spaces	Medium
373804, 360495	Thornbrook Way Play Area	Sandbach	Sandbach Ettiley Heath and Whe	373804	360495	C - Community Green Infrastructure	Low
385202, 380601	Thorngrove Play Area	Wilmslow	Wilmslow East	385202	380601	C - Community Green Infrastructure	Low
369136, 355615	Tipkinder Park	Crewe	Crewe West	369136	355615	C - Community Green Infrastructure	Medium
386428, 363640	Town Wood	Congleton	Congleton West	386428	363640	G - Inspection only	NA
378113, 379497	Townfield Road Garages Mobberley	Knutsford	Mobberley	378113	379497	G - Inspection only	NA
370642, 355066	Union Street Car Park	Crewe	Crewe South	370642	355066	D - Urban Open Spaces	Low
370292, 355935	Victoria Centre Car Park	Crewe	Crewe Central	370292	355935	D - Urban Open Spaces	Low
392268, 373787	Victoria Park	Macclesfield	Macclesfield Hurdsfield	392268	373787	B - Outdoor Sport	High
370371, 355915	Victoria Shopping Centre	Crewe	Crewe Central	370371	355915	D - Urban Open Spaces	Low
384830, 381537	Wilmslow War memorial & Remembrance Garde	Wilmslow	Wilmslow East	384830	381537	F - Cemeteries, Church Yards and Mem	Medium
373786, 355922	Waterloo Road Car Park	Crewe	Haslington	373786	355922	D - Urban Open Spaces	Low
391838, 373621	Waters Green Car Park	Macclesfield	Macclesfield Central	391838	373621	D - Urban Open Spaces	Low
380946, 354784	Wayside Recreation Ground	Alsager	Alsager	380946	354784	E - Rural Open Spaces	Low
370228, 366552	Webbs Lane Play Area	Middlewich	Middlewich	370228	366552	C - Community Green Infrastructure	Low
375961, 360855	Well Bank and Hawk Street Car Parks	Sandbach	Sandbach Town	375961	360855	D - Urban Open Spaces	Low


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379374, 355340	Well Lane Car Park	Alsager	Alsager	379374	355340	D - Urban Open Spaces	Low
392709, 377473	Wellington Road Depot	Macclesfield	Bollington	392709	377473	G - Inspection only	NA
370284, 355803	Wellington Square Car Park	Crewe	Crewe Central	370284	355803	D - Urban Open Spaces	Low
383638, 379415	Welton Drive Recreation Ground	Wilmslow	Wilmslow East	383638	379415	E - Rural Open Spaces	Low
370116, 351505	Wessex Close Playground	Crewe	Shavington	370116	351505	C - Community Green Infrastructure	Medium
391065, 374125	West Park	Macclesfield	Macclesfield Tytherington	391065	374125	A - Formal Parks & Gardens	Medium
385074, 363097	West Road Play Area	Congleton	Congleton West	385074	363097	C - Community Green Infrastructure	Medium
369923, 356152	West Street Car Park	Crewe	Crewe Central	369923	356152	D - Urban Open Spaces	Low
375315, 360972	Westfields Office Accommodation	Sandbach	Sandbach Town	375315	360972	D - Urban Open Spaces	Low
370355, 354739	Westminster Street Recreation Ground	Crewe	Crewe South	370355	354739	C - Community Green Infrastructure	Medium
372653, 352398	Weston Cemetery	Crewe	Haslington	372653	352398	G - Inspection only	NA
389610, 373074	Weston Estate Recreation Ground	Macclesfield	Macclesfield West and Ivy	389610	373074	B - Outdoor Sport	High
389515, 373250	Weston Square Retail Park	Macclesfield	Macclesfield West and Ivy	389515	373250	G - Inspection only	NA
391334, 373842	Whalley Hayes Car Park	Macclesfield	Macclesfield Central	391334	373842	D - Urban Open Spaces	Low
375090, 358836	Wheelock Playing Fields	Sandbach	Sandbach Ettiley Heath and Whe	375090	358836	B - Outdoor Sport	High
385276, 382272	Wilmslow Cemetery	Wilmslow	Wilmslow Lacey Green	385276	382272	G - Inspection only	NA
384936, 381030	Wilmslow Leisure Centre	Wilmslow	Wilmslow East	384936	381030	B - Outdoor Sport	Medium
384610, 380840	Wilmslow Library	Wilmslow	Wilmslow East	384610	380840	D - Urban Open Spaces	Low
385787, 383318	Wilmslow Road Car Park	Wilmslow	Handforth	385787	383318	D - Urban Open Spaces	Low
370146, 355623	Windycote Car Park	Crewe	Crewe Central	370146	355623	D - Urban Open Spaces	Low
367930, 354845	Wistaston Green Road Allotments	Crewe	Wistaston	367930	354845	G - Inspection only	NA
370661, 354621	Wood Street East Car Park	Crewe	Crewe South	370661	354621	D - Urban Open Spaces	Low
370620, 354645	Wood Street West Car Park	Crewe	Crewe South	370620	354645	D - Urban Open Spaces	Low
370598, 356122	Wrexham Terrace Car Park	Crewe	Crewe Central	370598	356122	D - Urban Open Spaces	Low
365677, 352268	Wyche Garden	Nantwich	Nantwich North and West	365677	352268	D - Urban Open Spaces	Medium


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374386,360987	Abbey Road, nr 9	Sandbach	Sandbach Elworth	374386	360987	2 - Highway	2	G - Inspection only	NA
390818, 374867	Abbots Close, land adjacent footpath	Macclesfield	Macclesfield Tytherington	390818	374897	3 - Housing Estates	2	E - Rural Open Spaces	Low
363287,353039	Acton Car Park	Acton	Bunbury	363287	353039	6 - Other	2	G - Inspection only	NA
379627,356787	Acton Way planters, nr entrance from Sandbach Road	Church Lawton	Odd Rode	379627	356787	2 - Highway	3	H - No Inspection / Maintenance	NA
369346,355204	Albion Street Scout Fields	Crewe	Crewe West	369346	355204	5 - Open Space	2	E - Rural Open Spaces	Low
387220, 378457	Alderley Road, nr 3 The Crescent to nr Kirkeyditch Farm	Mottram St. Andrew	Prestbury	387220	378457	2 - Highway	2	E - Rural Open Spaces	Low
384847,381125	Alderley Road, nr The Rectory PH (Miller & Carter)	Wilmslow	Wilmslow East	384847	381125	2 - Highway	3	H - No Inspection / Maintenance	NA
384736,381013	Alderley Road Shrub Island	Wilmslow	Wilmslow East	384736	381013	2 - Highway	3	H - No Inspection / Maintenance	NA
387161, 378444	Alderley Road, sides of entrance to The Crescent	Mottram St. Andrew	Prestbury	387161	378444	2 - Highway	2	E - Rural Open Spaces	Low
384434,380757	Alderley Road, nr Coach & Four Public House	Wilmslow	Wilmslow East	384434	380757	2 - Highway	2	E - Rural Open Spaces	Low
370915,364922	AlexanDrivea Road, nr 52 to 56	Middlewich	Middlewich	370915	364922	2 - Highway	2	E - Rural Open Spaces	Low
369465,355214	All Saints Church (area to front)	Crewe	Crewe West	369465	355214	1 - Churchyards	2	D - Urban Open Spaces	Low
365928,353661	A51 Alvaston Roundabout, adjacent The Sacred OrchaRoad PH	Nantwich	Nantwich North and West	365928	353661	2 - Highway	2	E - Rural Open Spaces	Low
385393,382053	Alveston Drive, nr 52 to nr 1 Shargate Close	Wilmslow	Wilmslow Dean Row	385393	382053	2 - Highway	2	E - Rural Open Spaces	Low
385380,382021	Alveston Drive, nr Sandhurst Drive entrance	Wilmslow	Wilmslow Dean Row	385380	382021	2 - Highway	2	E - Rural Open Spaces	Low
370824,366582	Angus Gr Play Area	Middlewich	Middlewich	370824	366582	5 - Open Space	2	E - Rural Open Spaces	Low
386516,361800	Appleton Close	Congleton	Congleton East	386516	361800	2 - Highway	2	E - Rural Open Spaces	Low
398172,384758	Arnold Rhodes Recreation ground	Disley	Disley	398172	384758	5 - Open Space	2	E - Rural Open Spaces	Low
391284,371886	Ash Grove & Cornbrook Road Corner	Macclesfield	Macclesfield South	391284	371886	3 - Housing Estates	2	D - Urban Open Spaces	Low
386777, 361976	Astbury Lane Ends, nr 137 to 151 Canal Road	Congleton	Congleton East	386777	361976	2 - Highway	2	G - Inspection only	NA
386785, 361953	Astbury Lane Ends, nr 2	Congleton	Congleton East	386785	361953	2 - Highway	2	E - Rural Open Spaces	Low
386771,361905	Astbury Lane Ends, nr The Brambles to 12	Congleton	Congleton East	386771	361905	2 - Highway	2	E - Rural Open Spaces	Low
387004, 362319	Avon Drive to Sefton Avenue footpath	Congleton	Congleton East	387004	362319	6 - Other	2	D - Urban Open Spaces	Low
374507,361491	Bagmere Close, between 7 & 8	Sandbach	Sandbach Elworth	374507	361491	3 - Housing Estates	3	H - No Inspection / Maintenance	NA
380296,355449	Bailey Crescent	Alsager	Alsager	380296	355449	3 - Housing Estates	2	D - Urban Open Spaces	Low
385313,362441	Banky Fields, nr 113 Waggs Road	Congleton	Congleton West	385313	362441	2 - Highway	2	E - Rural Open Spaces	Low


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383252,357378	Barnbridge Close	Scholar Green	Odd Rode	383252	357378	2 - Highway	2	E - Rural Open Spaces	Low
375173,377313	Beggarmans Lane to Tree Way	Knutsford	Knutsford	375173	377313	2 - Highway	2	E - Rural Open Spaces	Low
375319,361437	Belmont Ave & Queens Drive Roundabout	Sandbach	Sandbach Town	375319	361437	2 - Highway	2	E - Rural Open Spaces	Low
375321,377991	Bexton Lane & Toft Road Corner	Knutsford	Knutsford	375321	377991	2 - Highway	2	E - Rural Open Spaces	Low
383869,363167	Birch Road, 34 to 46	Congleton	Congleton West	383869	363167	2 - Highway	2	E - Rural Open Spaces	Low
390131,373785	Bishopton Drive, nr White House	Macclesfield	Broken Cross and Upton	390131	373785	5 - Open Space	2	E - Rural Open Spaces	Low
390131,373785	Blackshaw Close & Minton Close	Congleton	Congleton East	387793	362218	2 - Highway	2	E - Rural Open Spaces	Low
387955,362299	Blackshaw Close, opp 33 to 37	Congleton	Congleton East	387955	362299	3 - Housing Estates	2	D - Urban Open Spaces	Low
377916, 355508	Bollin Close	Alsager	Alsager	377916	355508	2 - Highway	3	H - No Inspection / Maintenance	NA
377916,355508	Bollin Close, between 10 & 12	Sandbach	Sandbach Elworth	374348	361462	3 - Housing Estates	3	H - No Inspection / Maintenance	NA
389890, 377434	Bollin Grove Recreation Ground (non CEC owned area)	Prestbury	Prestbury	389890	377434	5 - Open Space	2	E - Rural Open Spaces	Low
392036,376930	Bollington Road, nr 68 to 74	Bollington	Bollington	392036	376930	3 - Housing Estates	2	D - Urban Open Spaces	Low
370788,365249	Booth Lane, opp Long Lane South Junction	Middlewich	Middlewich	370788	365249	2 - Highway	2	E - Rural Open Spaces	Low
387851,362346	Bosley View, between 16 & 17	Congleton	Congleton East	387851	362346	3 - Housing Estates	2	D - Urban Open Spaces	Low
384283,362385	Bowness Crescent, nr 83 Ullswater Road	Congleton	Congleton West	384283	362385	6 - Other	2		
392726, 383499	Brecon Close Playing Field (non CEC owned area)	Poynton	Poynton East and Pott Shrig	392726	383499	5 - Open Space	2	E - Rural Open Spaces	Low
365788,353133	Brereton Drive, nr & opp 32 to 38	Nantwich	Nantwich North and West	365788	353133	3 - Housing Estates	2	D - Urban Open Spaces	Low
386187,383097	Brereton Road, nr 9 Dean Road	Handforth	Handforth	386187	383097	6 - Other	2		
390197,376963	Bridge Green, nr 28	Prestbury	Prestbury	390197	376963	5 - Open Space	2	E - Rural Open Spaces	Low
385157,382223	Bridgefield Ave, opp 124 Manchester Road	Wilmslow	Wilmslow Lacey Green	385157	382223	2 - Highway	2	E - Rural Open Spaces	Low
359191,353287	Brindley Common	Brindley	Wrenbury	359191	353287	5 - Open Space	2	E - Rural Open Spaces	Low
392639,374548	Brocklehurst Ave & Lathom Way Corner	Macclesfield	Macclesfield Hurdsfield	392639	374548	3 - Housing Estates	2	D - Urban Open Spaces	Low
390108,377646	Brocklehurst Drive, nr entrance from Butley Lanes	Prestbury	Prestbury	390108	377646	2 - Highway	3	H - No Inspection / Maintenance	NA
386704,363146	Bromley Road & Coronation Road Corner	Congleton	Congleton East	386704	363146	2 - Highway	2	E - Rural Open Spaces	Low
370755, 366053	Brooks Lane (adjacent canal)	Middlewich	Middlewich	370755	366053	5 - Open Space	2	E - Rural Open Spaces	Low
381399,375273	Broomfield Close to Wheat Moss	Chelford	Chelford	381399	375273	3 - Housing Estates	2	D - Urban Open Spaces	Low
381197,375298	Broomfield Close, between 2 & 16	Chelford	Chelford	381197	375298	3 - Housing Estates	2	D - Urban Open Spaces	Low
381335,375368	Broomfield Close, nr Barncroft Close	Chelford	Chelford	381335	375368	3 - Housing Estates	2	D - Urban Open Spaces	Low
391892,384028	Buckfast Close, nr 2 to 15	Poynton	Poynton West and Adlington	391892	384028	2 - Highway	3	H - No Inspection / Maintenance	NA


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								Maintenance Categorisation	
Site Ref	Site Name	Town	Ward	Eastings	Northings	Asset Type	Category	Proposed Typology	Proposed Amenity Level
356618,357718	Bunbury Jubilee Playing Field	Bunbury	Bunbury	356618	357718	5 - Open Space	2	E - Rural Open Spaces	Low
387200,362925	Burns Road, nr 33 to 49	Congleton	Congleton East	387200	362925	3 - Housing Estates	2	D - Urban Open Spaces	Low
387213,362989	Burns Road, nr 63 Fern Cres	Congleton	Congleton East	387213	362989	2 - Highway	2	E - Rural Open Spaces	Low
381033,377387	Buttermere Drive, nr entrance from Ancoats Lane	Great Warford	Mobberley	381033	377387	2 - Highway	2	E - Rural Open Spaces	Low
399073,384518	Buxton Road Recreation ground	Disley	Disley	399073	384518	5 - Open Space	2	B - Outdoor Sport	Medium
397194,384586	Buxton Road West War Memorial	Disley	Disley	397194	384586	4 - Cenotaphs	2	F - Cemeteries, Church Yards and Mer	Medium
392633,377639	Calder Close, opp 7 to 25	Bollington	Bollington	392633	377639	5 - Open Space	2	E - Rural Open Spaces	Low
386579,362268	Canal Road & Daven Road Corner, nr The Laurels Care Home	Congleton	Congleton East	386579	362268	2 - Highway	2	E - Rural Open Spaces	Low
386579,362230	Canal Road, nr 2 Daven Road	Congleton	Congleton East	386579	362230	2 - Highway	2	E - Rural Open Spaces	Low
375000,378722	Canute Place Roundabout	Knutsford	Knutsford	375000	378722	2 - Highway	2	E - Rural Open Spaces	Low
392454,374493	Carisbrook Ave, nr The Mulberry Bush PH	Macclesfield	Macclesfield Hurdsfield	392454	374493	2 - Highway	2	E - Rural Open Spaces	Low
376398,378000	Carrwood, nr 22 to 48	Knutsford	Knutsford	376398	378000	5 - Open Space	2	E - Rural Open Spaces	Low
370718,366830	Centurion Way Roundabout, by Kinderton Hall	Middlewich	Middlewich	370718	366830	2 - Highway	2	E - Rural Open Spaces	Low
370983,366771	Centurion Way, Holmes Chapel Road to White Park Close	Middlewich	Middlewich	370983	366771	2 - Highway	2	E - Rural Open Spaces	Low
370336,364792	Chadwick Road, between 31a &33 to behind Sutton Lane Playing Field	Middlewich	Middlewich	370336	364792	3 - Housing Estates	2	D - Urban Open Spaces	Low
370354,364878	Chadwick Road, between 66 & 68 to behind CloseedfoRoad Primary School	Middlewich	Middlewich	370354	364878	3 - Housing Estates	2	D - Urban Open Spaces	Low
370424,364731	Chadwick Road, nr 3 Ashmore Close	Middlewich	Middlewich	370424	364731	2 - Highway	2	E - Rural Open Spaces	Low
398067,384493	Chantry Road, behind 175 to side of 177	Disley	Disley	398067	384493	2 - Highway	2	E - Rural Open Spaces	Low
398042,384623	Chantry Road, between 83 & 111	Disley	Disley	398042	384623	3 - Housing Estates	2	D - Urban Open Spaces	Low
398030,384520	Chantry Road, side of 175	Disley	Disley	398030	384520	2 - Highway	2	E - Rural Open Spaces	Low
373258, 356106	Chatham Way	Haslington	Haslington	373258	356106	5 - Open Space	2	E - Rural Open Spaces	Low
380561,357428	Chestnut Ave, opp 8 to 34	Rode Heath	Odd Rode	380561	357428	2 - Highway	2	E - Rural Open Spaces	Low
365260,351069	Cheyne Walk, between 6 & 7	Nantwich	Nantwich South and Stapel	365260	351069	5 - Open Space	2	E - Rural Open Spaces	Low
373290,351276	Chorlton Roundabout	Weston	Wybunbury	373290	351276	2 - Highway	2	E - Rural Open Spaces	Low
370638,355603	Christ Church (excluding paved areas)	Crewe	Crewe Central	370638	355603	1 - Churchyards	2	F - Cemeteries, Church Yards and Mer	Low
391391, 373559	Christ Church & Car Park	Macclesfield	Macclesfield Central	391391	373559	1 - Churchyards	1	F - Cemeteries, Church Yards and Mer	Medium


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Site Ref	Site Name	Town	Ward	Easting	Northing	Asset Type	Category	Proposed Typology	Proposed Amenity Level
384299,363475	Churchill Close, nr 29 to 36	Congleton	Congleton West	384299	363475	2 - Highway	2	E - Rural Open Spaces	Low
384330,363464	Churchill Close, nr 36	Congleton	Congleton West	384330	363464	2 - Highway	2	E - Rural Open Spaces	Low
384360,363474	Churchill Close, nr 55 Naseby Road	Congleton	Congleton West	384360	363474	2 - Highway	2	E - Rural Open Spaces	Low
384165,363466	Churchill Close, nr Cumberland Road	Congleton	Congleton West	384165	363466	2 - Highway	2	E - Rural Open Spaces	Low
391566,373549	Churchill Way Shrub Bed, nr PC & Tesco Metro	Macclesfield	Macclesfield Central	391566	373549	2 - Highway	2	E - Rural Open Spaces	Low
391617,374188	Coare Street & Beech Lane Corner	Macclesfield	Macclesfield Tytherington	391617	374188	2 - Highway	2	E - Rural Open Spaces	Low
370261,366039	Community Centre, St Anns Walk	Middlewich	Middlewich	370261	366039	6 - Other	2	D - Urban Open Spaces	Low
376066,360350	Condcliffe Close, entrance from Palmer Road	Sandbach	Sandbach Heath and East	376066	360350	3 - Housing Estates	2	D - Urban Open Spaces	Low
376571,361689	Congleton Road, nr 139 to 151	Sandbach	Sandbach Town	376571	361689	2 - Highway	2	E - Rural Open Spaces	Low
375943,361232	Congleton Road, nr 2a Tatton Drive	Sandbach	Sandbach Town	375943	361232	2 - Highway	2	E - Rural Open Spaces	Low
367776,355548	Coppenhall Lane, nr Barlows Scrap Yard	Woolstanwood	Wistaston	367776	355548	2 - Highway	2	E - Rural Open Spaces	Low
370617,364938	Coronation Road, nr 28 to 48	Middlewich	Middlewich	370617	364938	2 - Highway	2	E - Rural Open Spaces	Low
375305,360417	Crewe Road, nr 121 to 133a	Sandbach	Sandbach Heath and East	375305	360417	2 - Highway	2	E - Rural Open Spaces	Low
378660,355275	Crewe Road, nr entrance to Arrowsmith Drive	Alsager	Alsager	378660	355275	2 - Highway	2	E - Rural Open Spaces	Low
392011,372832	Cross St & Old Mill Lane Corner	Macclesfield	Macclesfield Central	392011	372832	2 - Highway	3	H - No Inspection / Maintenance	NA
391987,372840	Cross Street, behind 94 to 100 LoRoad Street	Macclesfield	Macclesfield Central	391987	372840	2 - Highway	2	E - Rural Open Spaces	Low
391364,373944	Cumberland St & Westminster Road Roundabout	Macclesfield	Macclesfield Tytherington	391364	373944	2 - Highway	2	E - Rural Open Spaces	Low
374476,361456	Cumbermere Drive, nr 1 Bagmere Close & 2 Peckforton Close	Sandbach	Sandbach Elworth	374476	361456	3 - Housing Estates	3	H - No Inspection / Maintenance	NA
385947,363804	Daisybank Drive, between 6 & 9 Hampshire Close	Congleton	Congleton West	385947	363804	3 - Housing Estates	2	D - Urban Open Spaces	Low
387077,362748	Dale Cres, nr 87 to 101	Congleton	Congleton East	387077	362748	5 - Open Space	2	E - Rural Open Spaces	Low
378140,355304	Dane Close, behind No.10	Alsager	Alsager	378140	355304	3 - Housing Estates	2	D - Urban Open Spaces	Low
397826,384347	Dane Hill Close to Goyt Road, nr Buxton Old Road	Disley	Disley	397826	384347	2 - Highway	2	E - Rural Open Spaces	Low
397771, 384357	Dane Hill Close, front of 1 - 7 opposite nr 2	Disley	Disley	397771	384357	2 - Highway	2	E - Rural Open Spaces	Low
385406, 363234	Dane Street to Rope Walk footpath	Congleton	Congleton East	385406	363234	3 - Housing Estates	2	G - Inspection only	NA
386700, 362215	Daven Road between 24 - 28 (adjacent canal)	Congleton	Congleton East	386700	362215	3 - Housing Estates	2	G - Inspection only	NA
370847,364473	Davenham Way, nr 2 to 8	Middlewich	Middlewich	370847	364473	2 - Highway	2	E - Rural Open Spaces	Low
374288,361660	Dean Close, nr 7	Sandbach	Sandbach Elworth	374288	361660	3 - Housing Estates	3	H - No Inspection / Maintenance	NA
392918,374505	Delamere Drive, nr 26	Macclesfield	Macclesfield Hurdsfield	392918	374505	3 - Housing Estates	2	D - Urban Open Spaces	Low
378100,355045	Dickinson Way	Alsager	Alsager	378100	355045	2 - Highway	2	E - Rural Open Spaces	Low


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385511,381740	Dorchester Close, nr 15 to 19	Wilmslow	Wilmslow Dean Row	385511	381740	2 - Highway	2	E - Rural Open Spaces	Low
391384,375100	Dorchester Way, behind 1 & 3 Thetford Close	Macclesfield	Macclesfield Tytherington	391384	375100	2 - Highway	2	E - Rural Open Spaces	Low
391101,375743	Dorchester Way, behind 7 Lindrick Close	Macclesfield	Macclesfield Tytherington	391101	375743	2 - Highway	2	E - Rural Open Spaces	Low
391465,375105	Dorchester Way, nr 14 Thetford Close	Macclesfield	Macclesfield Tytherington	391465	375105	2 - Highway	2	E - Rural Open Spaces	Low
391525,375118	Dorchester Way, nr footpath at side of 18	Macclesfield	Macclesfield Tytherington	391525	375118	2 - Highway	2	E - Rural Open Spaces	Low
370441,355592	Dorfold St to Tollitt St rear shrub bed	Crewe	Crewe Central	370441	355592	5 - Open Space	3	H - No Inspection / Maintenance	NA
369537,355964	Dunwoody Way Large Roundabout	Crewe	Crewe Central	369537	355964	2 - Highway	2	E - Rural Open Spaces	Low
369527,355846	Dunwoody Way Small Roundabout	Crewe	Crewe Central	369527	355846	2 - Highway	2	E - Rural Open Spaces	Low
386149,363579	Eardley Cres, nr entrance to Eagland Place	Congleton	Congleton West	386149	363579	2 - Highway	2	E - Rural Open Spaces	Low
370727, 355758	Earle Street Roundabout	Crewe	Crewe Central	370727	355758	2 - Highway	2	E - Rural Open Spaces	Low
370584,355777	Earle St, shrub beds between Market St & Hill St	Crewe	Crewe Central	370584	355777	2 - Highway	2	E - Rural Open Spaces	Low
390060,373481	Earlsway, nr 34 Ivy Road	Macclesfield	Macclesfield West and Ivy	390060	373481	2 - Highway	2	E - Rural Open Spaces	Low
389667,373384	Earlsway, nr 53	Macclesfield	Macclesfield West and Ivy	389667	373384	3 - Housing Estates	2	D - Urban Open Spaces	Low
386898,362732	Edinburgh Road, nr 39 to 41	Congleton	Congleton East	386898	362732	2 - Highway	2	E - Rural Open Spaces	Low
380531,355680	Edwards Way verge	Alsager	Alsager	380531	355680	3 - Housing Estates	2	D - Urban Open Spaces	Low
380481,355558	Edwards Way Play Area	Alsager	Alsager	380481	355558	3 - Housing Estates	2	D - Urban Open Spaces	Low
397900,384177	Elizabeth Avenue verges	Disley	Disley	397900	384177	2 - Highway	2	E - Rural Open Spaces	Low
370699,365403	Elm Road & Booth Lane Junction	Middlewich	Middlewich	370699	365403	2 - Highway	2	E - Rural Open Spaces	Low
370526,365341	Elm Road Roundabout	Middlewich	Middlewich	370526	365341	2 - Highway	2	E - Rural Open Spaces	Low
373918,360897	Elworth Road, nr 91	Sandbach	Sandbach Elworth	373918	360897	2 - Highway	2	E - Rural Open Spaces	Low
386196,361717	Falmouth Road to behind 26 Camborne Close	Congleton	Congleton East	386196	361717	5 - Open Space	2	E - Rural Open Spaces	Low
387000,363070	Fern Crescent, nr 2 to 8	Congleton	Congleton East	387000	363070	2 - Highway	2	E - Rural Open Spaces	Low
389356,373157	Ferndale Crescent, nr 21 to 29	Macclesfield	Macclesfield West and Ivy	389356	373157	3 - Housing Estates	2	D - Urban Open Spaces	Low
368009, 354711	Field Lane, against Wistaston Brook	Wistaston	Wistaston	368009	354711	6 - Other	1	G - Inspection only	NA
381029,355180	Foden Avenue, nr 67 Linley Grove	Alsager	Alsager	381029	355180	2 - Highway	3	H - No Inspection / Maintenance	NA
374590,359185	Forge Fields Playing Field	Sandbach	Sandbach Ettiley Heath and	374590	359185	5 - Open Space	2	B - Outdoor Sport	Medium
374996,359279	Forge Fields, nr 1 Oldfield Road	Wheelock	Sandbach Ettiley Heath and	374996	359279	3 - Housing Estates	2	D - Urban Open Spaces	Low
384276,380468	Fulshaw Cross Roundabout	Wilmslow	Wilmslow West and Chorle	384276	380468	2 - Highway	2	E - Rural Open Spaces	Low
376335,361407	Gawsworth Drive, nr 1 Brereton Close & 2 Capesthorpe Close	Sandbach	Sandbach Town	376335	361407	2 - Highway	2	E - Rural Open Spaces	Low


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376311,361472	Gawsworth Drive, nr 1 Capesthorne Close & 2 Doddington Drive	Sandbach	Sandbach Town	376311	361472	2 - Highway	2	E - Rural Open Spaces	Low
376331,361348	Gawsworth Drive, nr 1 Dorfold Close & 2 Brereton Close	Sandbach	Sandbach Town	376331	361348	2 - Highway	2	E - Rural Open Spaces	Low
376224,361497	Gawsworth Drive Open Space	Sandbach	Sandbach Town	376224	361497	3 - Housing Estates	2	E - Rural Open Spaces	Low
385920,364049	Giantswood Lane to Ascot Close	Congleton	Congleton West	385920	364049	2 - Highway	2	E - Rural Open Spaces	Low
386059,364017	Giantswood Lane, nr 22 to 24	Congleton	Congleton West	386059	364017	2 - Highway	2	E - Rural Open Spaces	Low
386071,363982	Giantswood Lane, nr 29 to 33	Congleton	Congleton West	386071	363982	2 - Highway	2	E - Rural Open Spaces	Low
386025,364056	Giantswood Lane, nr 30	Congleton	Congleton West	386025	364056	2 - Highway	2	E - Rural Open Spaces	Low
391803,384219	Glastonbury Drive, opp 9 to 39	Poynton	Poynton West and Adlington	391803	384219	2 - Highway	2	E - Rural Open Spaces	Low
369792,366224	Glastonbury Drive, nr 46 Nantwich Road	Middlewich	Middlewich	369792	366224	2 - Highway	2	E - Rural Open Spaces	Low
367855,355097	Glendale Close, entrance to Old Gorse Covert	Crewe	Wistaston	367855	355097	3 - Housing Estates	2	D - Urban Open Spaces	Low
373771,360634	Goldsmith Drive & Byron Close Roundabout	Sandbach	Sandbach Ettiley Heath and	373771	360634	2 - Highway	2	E - Rural Open Spaces	Low
387382,364503	Gordale Close, opp 2 to 10	Congleton	Congleton East	387382	364503	2 - Highway	2	E - Rural Open Spaces	Low
376436,377531	Goughs Lane & Chelford Road Roundabout	Knutsford	Knutsford	376436	377531	2 - Highway	2	E - Rural Open Spaces	Low
374212,361572	Gowy Close to Tame Close footpath	Sandbach	Sandbach Elworth	374212	361572	3 - Housing Estates	3	H - No Inspection / Maintenance	NA
374237,361602	Gowy Close, nr 9 & 11	Sandbach	Sandbach Elworth	374237	361602	3 - Housing Estates	3	H - No Inspection / Maintenance	NA
397789,384292	Goyt Road, nr & opp 2 to 24	Disley	Disley	397789	384292	2 - Highway	2	E - Rural Open Spaces	Low
374530,361457	Grange Way & Cumbermere Drive, behind 2 to 8 Bagmere Close	Sandbach	Sandbach Elworth	374530	361457	3 - Housing Estates	3	H - No Inspection / Maintenance	NA
374440,361499	Grange Way Estate footpath	Sandbach	Sandbach Elworth	374440	361499	3 - Housing Estates	2	D - Urban Open Spaces	Low
374509,361263	Grange Way, behind 10 to 14 Tabley Close	Sandbach	Sandbach Elworth	374509	361263	3 - Housing Estates	3	H - No Inspection / Maintenance	NA
374526,361099	Grange Way, nr 1 Budworth Close	Sandbach	Sandbach Elworth	374526	361099	3 - Housing Estates	3	H - No Inspection / Maintenance	NA
374529,361426	Grange Way, nr 1 Cumbermere Drive	Sandbach	Sandbach Elworth	374529	361426	3 - Housing Estates	3	H - No Inspection / Maintenance	NA
374542, 361413	Grange Way, nr 1 Hatchmere Close	Sandbach	Sandbach Elworth	374542	361413	3 - Housing Estates	3	H - No Inspection / Maintenance	NA
374558,361465	Grange Way, nr 1 Oakmere Close	Sandbach	Sandbach Elworth	374558	361465	3 - Housing Estates	3	H - No Inspection / Maintenance	NA
374525,361351	Grange Way, nr 1 Pickmere Close	Sandbach	Sandbach Elworth	374525	361351	3 - Housing Estates	3	H - No Inspection / Maintenance	NA
374546,361150	Grange Way, nr 1 Taxmere Close & 2 Rostherne Way	Sandbach	Sandbach Elworth	374546	361150	3 - Housing Estates	3	H - No Inspection / Maintenance	NA


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374520,361298	Grange Way, nr 50 Rostherne Way & 2 Pickmere Close	Sandbach	Sandbach Elworth	374520	361298	3 - Housing Estates	3	H - No Inspection / Maintenance	NA
390712,383709	Grebe Close, behind 21	Poynton	Poynton West and Adlington	390712	383709	5 - Open Space	2	D - Urban Open Spaces	Low
379590,355616	Green Drive, nr Alsager Drive Day Nursery	Alsager	Alsager	379590	355616	6 - Other	2	D - Urban Open Spaces	Low
384442, 380686	Greenway to Alderley Road footpath	Wilmslow	Wilmslow East	384442	380686	2 - Highway	3	H - No Inspection / Maintenance	NA
370849,354543	Gresty Road, nr The AlexanDrivea Stadium	Crewe	Crewe South	370849	354543	5 - Open Space	2	E - Rural Open Spaces	Low
384072,363449	Grosvenor Road, between 14 & 16	Congleton	Congleton West	384072	363449	2 - Highway	2	E - Rural Open Spaces	Low
384126,363455	Grosvenor Road, nr 21 Cumberland Road	Congleton	Congleton West	384126	363455	2 - Highway	2	E - Rural Open Spaces	Low
379136, 379643	Hall Bank Scout Hut	Mobberley	Mobberley	379136	379643	5 - Open Space	2	G - Inspection only	NA
367026,345399	Hankelow Common	Hankelow	Audlem	367026	345399	5 - Open Space	2	E - Rural Open Spaces	Low
387495,364364	Harvey Road, nr 47 to 51	Congleton	Congleton East	387495	364364	2 - Highway	2	E - Rural Open Spaces	Low
373681,356955	Haslington Playing Fields	Haslington	Haslington	373681	356955	6 - Other	2	B - Outdoor Sport	Medium
378684,356821	Alsager Household Waste Recycling Centre	Alsager	Alsager	378684	356821	6 - Other	2	G - Inspection only	NA
378666,356227	Hassall Road, near 119	Alsager	Alsager	378666	356227	2 - Highway	3	H - No Inspection / Maintenance	NA
384214,381111	Hawthorn St & Altrincham Road Island	Wilmslow	Wilmslow West and Chorley	384214	381111	2 - Highway	2	E - Rural Open Spaces	Low
384259,363722	Hawthorne Close, nr 11	Congleton	Congleton West	384259	363722	2 - Highway	2	E - Rural Open Spaces	Low
370194,365549	Hayhurst Avenue Roundabout	Middlewich	Middlewich	370194	365549	2 - Highway	2	E - Rural Open Spaces	Low
369857,365588	Hayhurst Avenue to Simonswood Close footpath	Middlewich	Middlewich	369857	365588	2 - Highway	2	E - Rural Open Spaces	Low
376557, 360542	Heath Road & Manor Road Corner	Sandbach	Sandbach Heath and East	376557	360542	2 - Highway	2	E - Rural Open Spaces	Low
384308,362968	Heath Road, nr 2a & 2b	Congleton	Congleton West	384308	362968	2 - Highway	2	E - Rural Open Spaces	Low
384287,362974	Heath Road nr 59 Blythe Avenue	Congleton	Congleton West	384287	362974	2 - Highway	2	E - Rural Open Spaces	Low
378693,356035	Heathwood Drive, nr entrance from Hassall Road	Alsager	Alsager	378693	356035	2 - Highway	3	H - No Inspection / Maintenance	NA
365191,350918	Hellath Wen, nr 7 to 15	Nantwich	Nantwich South and Stapelton	365191	350918	2 - Highway	2	E - Rural Open Spaces	Low
387628,362569	Henshall Hall Drive, opp 69 to 75	Congleton	Congleton East	387628	362569	2 - Highway	2	E - Rural Open Spaces	Low
371049,366601	HerefoRoad Way to Holmes Chapel Road Footpath	Middlewich	Middlewich	371049	366601	2 - Highway	2	E - Rural Open Spaces	Low
389447, 373479	Heyes Farm Road, nr entrance Princes Way	Macclesfield	Macclesfield West and Ivy	389447	373479	3 - Housing Estates	2	D - Urban Open Spaces	Low
385887,362888	High St, nr 52 to 56	Congleton	Congleton West	385887	362888	2 - Highway	2	E - Rural Open Spaces	Low
365054, 352390	High Street, nr 15	Nantwich	Nantwich South and Stapelton	365054	352390	2 - Highway	3	H - No Inspection / Maintenance	NA
391930,372465	High Street, nr 208	Macclesfield	Macclesfield South	391930	372465	6 - Other	2	D - Urban Open Spaces	Low
365119,352271	High Street, nr 47	Nantwich	Nantwich South and Stapelton	365119	352271	2 - Highway	3	H - No Inspection / Maintenance	NA


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Site Ref	Site Name	Town	Ward	Easting	Northing	Asset Type	Category	Proposed Typology	Proposed Amenity Level
375691,360868	Hightown Roundabout	Sandbach	Sandbach Town	375691	360868	2 - Highway	2	E - Rural Open Spaces	Low
387301,362799	Hillary Ave to nr 16 Hutton Drive	Congleton	Congleton East	387301	362799	3 - Housing Estates	2	D - Urban Open Spaces	Low
374972,359404	Hind Heath Road & Crewe Road Corner	Wheelock	Sandbach Ettiley Heath and	374972	359404	3 - Housing Estates	2	D - Urban Open Spaces	Low
393116,383338	Hockley Road Playground	Poynton	Poynton East and Pott Shrig	393116	383338	5 - Open Space	2	D - Urban Open Spaces	Low
376319, 367113	Holmes Chapel Library Car Park	Holmes Chapel	Dane Valley	376319	367113	6 - Other	2	D - Urban Open Spaces	Low
371285,366615	Holmes Chapel Road & Centurion Way Roundabout	Middlewich	Middlewich	371285	366615	2 - Highway	2	E - Rural Open Spaces	Low
365628,352178	Hospital Street & Crewe Road Roundabout	Nantwich	Nantwich South and Stapel	365628	352178	2 - Highway	2	E - Rural Open Spaces	Low
369867,357891	Hurn Close Corner	Crewe	Crewe North	369867	357891	5 - Open Space	2	E - Rural Open Spaces	Low
378004,379897	Ilford Way Recreation ground	Mobberley	Mobberley	378004	379897	5 - Open Space	2	E - Rural Open Spaces	Low
368968,357391	James Atkinson Way	Leighton	Leighton	368968	357391	5 - Open Space	2	E - Rural Open Spaces	Low
378965,362367	John Ford Way Play Area	ArCloseid	Brereton Rural	378965	362367	5 - Open Space	2	D - Urban Open Spaces	Low
385288,363018	John St, nr Charter Vetinery Surgeons & Egerton St Garages	Congleton	Congleton West	385288	363018	2 - Highway	2	E - Rural Open Spaces	Low
384303,362571	Kendal Court, nr 16 to 23	Congleton	Congleton West	384303	362571	2 - Highway	2	E - Rural Open Spaces	Low
367822,351822	Kensington Drive to Potter Close	Wistaston	Wistaston	367822	351822	3 - Housing Estates	2	D - Urban Open Spaces	Low
385873,363722	Kent Drive, land between 3 and 5	Congleton	Congleton West	385873	363722	2 - Highway	2	E - Rural Open Spaces	Low
369679,365591	Kerridge Close, nr 5 to 15	Middlewich	Middlewich	369679	365591	2 - Highway	2	E - Rural Open Spaces	Low
359339,353257	Kidderton Lane, opp Kidderton Close	Brindley	Wrenbury	359339	353257	5 - Open Space	2	E - Rural Open Spaces	Low
371921,355630	Kipling Way to Hungerford Road	Crewe	Crewe East	371921	355630	3 - Housing Estates	2	D - Urban Open Spaces	Low
375697,378497	Knutsford War Memorial	Knutsford	Knutsford	375697	378497	4 - Cenotaphs	2	F - Cemeteries, Church Yards and Mer	Medium
369981,365337	Ladies Walk Play Area	Middlewich	Middlewich	369981	365337	6 - Other	2	D - Urban Open Spaces	Low
385645,363610	Lady Warburtons Walk, from Woodland Ave to Summerset Close	Congleton	Congleton West	385645	363610	6 - Other	2	G - Inspection only	NA
374423, 361463	Land adjoining 1 Peckforton Close	Sandbach	Sandbach Elworth	374423	361463	3 - Housing Estates	3	H - No Inspection / Maintenance	NA
374264, 361450	Lawton Way, nr 2 Dane Close (front of 2 - 14 Dane Close)	Sandbach	Sandbach Elworth	374264	361450	3 - Housing Estates	3	H - No Inspection / Maintenance	NA
374304, 361599	Land Adjoining 2 Gowy Close	Sandbach	Sandbach Elworth	374304	361599	3 - Housing Estates	3	H - No Inspection / Maintenance	NA
384179, 362398	Langdale Court, between 5 and 6	Congleton	Congleton West	384179	362398	2 - Highway	2	G - Inspection only	NA
386116,381945	Larchwood Drive, between 11 & 15/17	Wilmslow	Wilmslow Dean Row	386116	381945	3 - Housing Estates	2	D - Urban Open Spaces	Low
374477,361209	Lawton Way, behind 1 to 17 Tabley Close	Sandbach	Sandbach Elworth	374477	361209	3 - Housing Estates	3	H - No Inspection / Maintenance	NA


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Site Ref	Site Name	Town	Ward	Eastings	Northings	Asset Type	Category	Proposed Typology	Proposed Amenity Level
374337,361314	Lawton Way, behind 22 & 24 Weaver Close	Sandbach	Sandbach Elworth	374337	361314	3 - Housing Estates	3	H - No Inspection / Maintenance	NA
374294,361363	Lawton Way, nr 1 Acacia Drive	Sandbach	Sandbach Elworth	374294	361363	3 - Housing Estates	3	H - No Inspection / Maintenance	NA
374270,361416	Lawton Way, nr 1 Dane Close	Sandbach	Sandbach Elworth	374270	361416	3 - Housing Estates	3	H - No Inspection / Maintenance	NA
374324, 361306	Lawton Way, nr 1 Etherow Close	Sandbach	Sandbach Elworth	374324	361306	3 - Housing Estates	3	H - No Inspection / Maintenance	NA
374416,361217	Lawton Way, nr 1 Radnor Close	Sandbach	Sandbach Elworth	374416	361217	3 - Housing Estates	3	H - No Inspection / Maintenance	NA
374294,361409	Lawton Way, nr 1 Weaver Close & 2 Bollin Close	Sandbach	Sandbach Elworth	374294	361409	3 - Housing Estates	3	H - No Inspection / Maintenance	NA
374506,361179	Lawton Way, nr 17 Budworth Close & 1 Chapelmere Close	Sandbach	Sandbach Elworth	374506	361179	3 - Housing Estates	3	H - No Inspection / Maintenance	NA
374363,361256	Lawton Way, nr 20 St Peters Drive	Sandbach	Sandbach Elworth	374363	361256	3 - Housing Estates	3	H - No Inspection / Maintenance	NA
374270,361503	Lawton Way, nr 54 Roman Way	Sandbach	Sandbach Elworth	374270	361503	3 - Housing Estates	3	H - No Inspection / Maintenance	NA
374273,361546	Lawton Way, nr 65 Roman Way & 1 Gowy Close	Sandbach	Sandbach Elworth	374273	361546	3 - Housing Estates	3	H - No Inspection / Maintenance	NA
374313,361564	Lawton Way, nr end of Dee Close	Sandbach	Sandbach Elworth	374313	361564	3 - Housing Estates	3	H - No Inspection / Maintenance	NA
374325,361617	Lawton Way, nr entrance to Dean Close	Sandbach	Sandbach Elworth	374325	361617	3 - Housing Estates	3	H - No Inspection / Maintenance	NA
364471,351888	Lea Ave & GeraRoad Drive Corner	Nantwich	Nantwich North and West	364471	351888	2 - Highway	2	E - Rural Open Spaces	Low
370497,365968	Lewin Street, between 52 & 58 (NidDriveies)	Middlewich	Middlewich	370497	365968	5 - Open Space	2	D - Urban Open Spaces	Low
384357,378158	London Road Island, nr Chapel Road & Macclesfield Road	Alderley Edge	Alderley Edge	384357	378158	2 - Highway	3	H - No Inspection / Maintenance	NA
391760,383105	London Road South, nr 34 to 52	Poynton	Poynton West and Adlington	391760	383105	2 - Highway	3	H - No Inspection / Maintenance	NA
392007, 372652	London Road, between Byrons St & Coronation St	Macclesfield	Macclesfield South	392007	372652	2 - Highway	3	H - No Inspection / Maintenance	NA
392009, 372572	London Road, between Byrons St & White St	Macclesfield	Macclesfield South	392009	372572	2 - Highway	3	H - No Inspection / Maintenance	NA
373608,361912	London Road, north of Elm Tree Lane	Sandbach	Sandbach Elworth	373608	361912	2 - Highway	2	G - Inspection only	NA
370751,365267	Long Lane South & Booth Lane Junction	Middlewich	Middlewich	370751	365267	2 - Highway	2	E - Rural Open Spaces	Low
383991,363519	Longdown Road to Bowden Close	Congleton	Congleton West	383991	363519	5 - Open Space	2	E - Rural Open Spaces	Low
383565, 363523	Longdown Road, between Eastcott Close & Lynalls Close	Congleton	Congleton West	383565	363523	2 - Highway	2	E - Rural Open Spaces	Low
384035, 363557	Longdown Road, nr 113 to 127	Congleton	Congleton West	384035	363557	2 - Highway	2	E - Rural Open Spaces	Low
383916, 363599	Longdown Road, nr 52 to 58	Congleton	Congleton West	383916	363599	5 - Open Space	2	E - Rural Open Spaces	Low
384033, 363534	Longdown Road, nr 76 to 86	Congleton	Congleton West	384033	363534	3 - Housing Estates	2	E - Rural Open Spaces	Low
383959, 363597	Longdown Road, nr 97 to 107	Congleton	Congleton West	383959	363597	2 - Highway	2	E - Rural Open Spaces	Low


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379967, 355749	Longview Ave & Shady Gr Corner	Alsager	Alsager	379967	355749	2 - Highway	3	H - No Inspection / Maintenance	NA
386284, 362735	Lowe Ave, nr 6 to 20	Congleton	Congleton West	386284	362735	2 - Highway	2	E - Rural Open Spaces	Low
386180, 363991	Macclesfield Road, nr 1 Lower Heath Terrace	Congleton	Congleton West	386180	363991	2 - Highway	2	E - Rural Open Spaces	Low
371271, 355620	Macon Way, nr Macon Business Park	Crewe	Crewe East	371271	355620	2 - Highway	2	E - Rural Open Spaces	Low
371241, 355225	Macon Way, nr Manweb & Total Fitness	Crewe	Crewe East	371241	355225	2 - Highway	2	E - Rural Open Spaces	Low
376591, 359064	Malkins Bank Play Area	Sandbach	Brereton Rural	376591	359064	6 - Other	2	D - Urban Open Spaces	Low
383853, 363397	Malvern Close, nr 34 Leamington Road	Congleton	Congleton West	383853	363397	2 - Highway	2	E - Rural Open Spaces	Low
391587, 375044	Manchester Road, behind 17 to 39 Aylesbury Close	Macclesfield	Macclesfield Tytherington	391587	375044	2 - Highway	2	E - Rural Open Spaces	Low
391583, 375132	Manchester Road, nr 2 Dorchester Way	Macclesfield	Macclesfield Tytherington	391583	375132	2 - Highway	2	E - Rural Open Spaces	Low
374354, 361542	Manifold Close, nr 1 Dee Close	Sandbach	Sandbach Elworth	374354	361542	3 - Housing Estates	3	H - No Inspection / Maintenance	NA
370288, 365449	Manor Fields Island	Middlewich	Middlewich	370288	365449	2 - Highway	2	E - Rural Open Spaces	Low
356122, 345858	Marbury Play Area	Marbury	Wrenbury	356122	345858	5 - Open Space	2	D - Urban Open Spaces	Low
356083, 345869	Marbury Village Hall	Marbury	Wrenbury	356083	345869	6 - Other	2	E - Rural Open Spaces	Low
374878, 359310	Marriott Road, nr 13 Oldfield Road	Wheelock	Sandbach Ettiley Heath and	374878	359310	2 - Highway	2	E - Rural Open Spaces	Low
364256, 351881	Marsh Lane Play Area	Nantwich	Nantwich North and West	364256	351881	5 - Open Space	2	D - Urban Open Spaces	Low
378121, 355361	Marsh Lane, nr 12	Alsager	Alsager	378121	355361	2 - Highway	3	H - No Inspection / Maintenance	NA
387867, 362043	Marshall Grove Play Area	Congleton	Congleton East	387867	362043	5 - Open Space	2	D - Urban Open Spaces	Low
367582, 355574	Marshfield Bank Roundabout, nr The Farmhouse Pub	Crewe	Wistaston	367582	355574	2 - Highway	2	E - Rural Open Spaces	Low
387109, 362742	Matthews Pl, between 4 & 5	Congleton	Congleton East	387109	362742	2 - Highway	2	E - Rural Open Spaces	Low
393591, 381726	Meadowside, nr 3	Adlington	Poynton West and Adlingto	393591	381726	2 - Highway	2	E - Rural Open Spaces	Low
390030, 373521	Merebrook Road, nr Calvary Church	Macclesfield	Macclesfield West and Ivy	390030	373521	2 - Highway	2	E - Rural Open Spaces	Low
385438, 383592	Meriton Road Island, nr 36 to 46	Handforth	Handforth	385438	383592	3 - Housing Estates	2	D - Urban Open Spaces	Low
385487, 383567	Meriton Road, between 49 & 51	Handforth	Handforth	385487	383567	3 - Housing Estates	2	D - Urban Open Spaces	Low
385444, 383563	Meriton Road, between 77 & 79	Handforth	Handforth	385444	383563	3 - Housing Estates	2	D - Urban Open Spaces	Low
375940, 379101	Merlin Ave to Heron Close	Knutsford	Knutsford	375940	379101	2 - Highway	2	E - Rural Open Spaces	Low
369145, 357430	Merlin Crescent rear to Bolshaw Close	Leighton	Leighton	369145	357430	2 - Highway	2	E - Rural Open Spaces	Low
370410, 366140	Middlewich Library (surrounding green space east and south)	Middlewich	Middlewich	370410	366140	6 - Other	2	D - Urban Open Spaces	Medium
374158, 361253	Middlewich Road, nr 203 to 231	Sandbach	Sandbach Elworth	374158	361253	2 - Highway	2	E - Rural Open Spaces	Low


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372273, 360959	Middlewich Road, opp 112 & 114	Sandbach	Sandbach Elworth	375273	360959	2 - Highway	3	H - No Inspection / Maintenance	NA
365436, 353203	Middlewich Road Closed Cemetery	Nantwich	Nantwich North and West	365436	353203	1 - Churchyards	2	F - Cemeteries, Church Yards and Mer	Low
365783, 353535	Middlewich Road Superstore Roundabout	Nantwich	Nantwich North and West	365783	353535	2 - Highway	3	H - No Inspection / Maintenance	NA
375254, 360962	Middlewich Road, nr 99 Platt Avenue	Sandbach	Sandbach Town	375254	360962	2 - Highway	2	E - Rural Open Spaces	Low
380988, 375382	Millbank Close Field	Chelford	Chelford	380988	375382	3 - Housing Estates	2	D - Urban Open Spaces	Low
379013, 355311	Moreton Drive, side of 1 Tattoin Close	Alsager	Alsager	379013	355311	3 - Housing Estates	3	H - No Inspection / Maintenance	NA
370620, 364778	Moss Drive, nr 21 to 35	Middlewich	Middlewich	370620	364778	2 - Highway	2	E - Rural Open Spaces	Low
373603, 361433	Mulberry Gardens, opp 20 to 26	Sandbach	Sandbach Elworth	373603	361433	3 - Housing Estates	2	D - Urban Open Spaces	Low
365148, 352340	Nantwich Town Square, High Street	Nantwich	Nantwich South and Stapel	365148	352340	2 - Highway	2	E - Rural Open Spaces	Low
375279, 367808	Needham Drive to Sewage Works Footpath	Cranage	Dane Valley	375279	367808	5 - Open Space	2	E - Rural Open Spaces	Low
375181, 367830	Needham Drive Estate Playing Field (non CEC owned area to west)	Cranage	Dane Valley	375181	367830	5 - Open Space	2	B - Outdoor Sport	Medium
391604, 374233	New Hall St, nr Beech Lane	Macclesfield	Macclesfield Tytherington	391604	374233	2 - Highway	3	H - No Inspection / Maintenance	NA
390250, 377268	New Road, nr entrance to Scott Road	Prestbury	Prestbury	390250	377268	2 - Highway	3	H - No Inspection / Maintenance	NA
365173, 351256	Newbold Way & Brine Road Corner	Nantwich	Nantwich South and Stapel	365173	351256	2 - Highway	2	E - Rural Open Spaces	Low
387374, 364335	Nidderdale Close, between 33 & 35 Harvey Road	Congleton	Congleton East	387374	364335	2 - Highway	2	E - Rural Open Spaces	Low
391593, 374283	Northgate Avenue, nr Beech Lane	Macclesfield	Macclesfield Tytherington	391593	374283	2 - Highway	2	E - Rural Open Spaces	Low
370660, 355372	Oak Street Roundabout	Crewe	Crewe Central	370660	355372	2 - Highway	2	E - Rural Open Spaces	Low
374662, 361459	Oakmere Close to Delamere Close footpath	Sandbach	Sandbach Elworth	374662	361459	3 - Housing Estates	3	H - No Inspection / Maintenance	NA
374626, 361433	Oakmere Close, nr 2 Redesmere Close	Sandbach	Sandbach Elworth	374626	361433	3 - Housing Estates	3	H - No Inspection / Maintenance	NA
374650, 361423	Oakmere Close, nr 1 Redesmere Close	Sandbach	Sandbach Elworth	374650	361423	3 - Housing Estates	3	H - No Inspection / Maintenance	NA
374675, 361398	Oakmere Close, nr sewage pumping station	Sandbach	Sandbach Elworth	374675	361398	3 - Housing Estates	3	H - No Inspection / Maintenance	NA
369818, 365406	Old Gate Close, opp 15 to 25	Middlewich	Middlewich	369818	365406	2 - Highway	2	E - Rural Open Spaces	Low
374937, 359287	Oldfield Road, nr 1 to 26	Wheelock	Sandbach Ettiley Heath and	374937	359287	2 - Highway	2	E - Rural Open Spaces	Low
374769, 359541	Oldfield Road, nr 54 to 68	Wheelock	Sandbach Ettiley Heath and	374769	359541	2 - Highway	2	E - Rural Open Spaces	Low
374936, 359360	Ordsall Close	Wheelock	Sandbach Ettiley Heath and	374936	359360	2 - Highway	2	E - Rural Open Spaces	Low
384035, 362570	Padgbury Lane, nr entrance to Arnside Ave	Congleton	Congleton West	384035	362570	2 - Highway	2	E - Rural Open Spaces	Low
387135, 362331	Park Lane, nr 106 & 108	Congleton	Congleton East	387135	362331	2 - Highway	2	E - Rural Open Spaces	Low
387122, 362378	Park Lane, nr Ayrshire Way	Congleton	Congleton East	387122	362378	2 - Highway	2	E - Rural Open Spaces	Low

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386022, 363231	Park Road, nr Hankinson's Field, to Mountbatten Way	Congleton	Congleton West	386022	363231	5 - Open Space	2	G - Inspection only	NA
391814, 373133	Park St, nr 19 to 23	Macclesfield	Macclesfield Central	391814	373133	2 - Highway	3	H - No Inspection / Maintenance	NA
389363, 373458	Parkett Heyes Road, nr 1	Macclesfield	Macclesfield West and Ivy	389363	373458	2 - Highway	2	E - Rural Open Spaces	Low
389476, 373380	Parkett Heyes Road, nr 27	Macclesfield	Macclesfield West and Ivy	389476	373380	2 - Highway	2	E - Rural Open Spaces	Low
391795, 373147	Parsonage St, nr Park St	Macclesfield	Macclesfield Central	391795	373147	2 - Highway	2	E - Rural Open Spaces	Low
389602, 374010	Pavilion Way footpath to Victoria Road	Macclesfield	Broken Cross and Upton	389602	374010	3 - Housing Estates	2	D - Urban Open Spaces	Low
374457, 361509	Peckforton Close, behind 11 & 15 Ellesmere Close	Sandbach	Sandbach Elworth	374457	361509	3 - Housing Estates	3	H - No Inspection / Maintenance	NA
384092, 362646	Penrith Ct, nr 9 Windermere Drive	Congleton	Congleton West	384092	362646	2 - Highway	2	E - Rural Open Spaces	Low
374615, 361341	Pickmere Close to Redesmere Close footpath	Sandbach	Sandbach Elworth	374615	361341	3 - Housing Estates	3	H - No Inspection / Maintenance	NA
387570, 363977	Pirie Road to St John's Road	Congleton	Congleton East	387570	363977	5 - Open Space	2	E - Rural Open Spaces	Low
375372, 361203	Platt Ave, nr 33 to 47	Sandbach	Sandbach Town	375372	361203	2 - Highway	2	E - Rural Open Spaces	Low
384639, 382148	Prescott Road, nr 14 Egerton Road	Wilmslow	Wilmslow Lacey Green	384639	382148	3 - Housing Estates	2	D - Urban Open Spaces	Low
370697, 364888	Princess Cres, nr 1 & 3	Middlewich	Middlewich	370697	364888	2 - Highway	3	H - No Inspection / Maintenance	NA
375185, 361569	Queens Drive, nr & opp 38 to 56	Sandbach	Sandbach Town	375185	361569	2 - Highway	2	E - Rural Open Spaces	Low
374795, 359380	Radcliffe Road	Wheelock	Sandbach Ettiley Heath and	374795	359380	2 - Highway	2	E - Rural Open Spaces	Low
365058, 353594	Reaseheath Roundabout	Nantwich	Bunbury	365058	353594	2 - Highway	2	E - Rural Open Spaces	Low
374224, 361116	Richmond Close	Sandbach	Sandbach Elworth	374224	361116	2 - Highway	2	E - Rural Open Spaces	Low
367690, 355154	Riverside Gr, nr 18, 20 & 22	Wistaston	Wistaston	367690	355154	2 - Highway	2	E - Rural Open Spaces	Low
371768, 356532	Rochester Cres, north of 68	Crewe	Crewe East	371768	356532	3 - Housing Estates	2	D - Urban Open Spaces	Low
369354, 355267	Rockwood Close	Crewe	Crewe West	369354	355267	2 - Highway	2	E - Rural Open Spaces	Low
374614, 361143	Rostherne Way to Taxmere Close footpath	Sandbach	Sandbach Elworth	374614	361143	3 - Housing Estates	3	H - No Inspection / Maintenance	NA
386078, 381820	Rowanside Drive to Pinewood Road (non CEC owned area)	Wilmslow	Wilmslow Dean Row	386078	381820	5 - Open Space	2	E - Rural Open Spaces	Low
397838, 384207	Royal Road verges	Disley	Disley	397838	384207	2 - Highway	2	E - Rural Open Spaces	Low
374231, 360940	Ruscoe Ave, nr entrance from Deans Lane	Sandbach	Sandbach Elworth	374231	360940	2 - Highway	2	E - Rural Open Spaces	Low
374035, 360411	Salt Line Way	Sandbach	Sandbach Ettiley Heath and	374035	360411	2 - Highway	2	E - Rural Open Spaces	Low
375856, 360796	Sandbach Cenotaph	Sandbach	Sandbach Town	375856	360796	4 - Cenotaphs	2	F - Cemeteries, Church Yards and Mer	Medium
379375, 355700	Sandbach Road North, nr 108 & 110	Alsager	Alsager	379375	355700	2 - Highway	3	H - No Inspection / Maintenance	NA
379396, 355686	Sandbach Road North, nr 98 & 100	Alsager	Alsager	379396	355686	2 - Highway	3	H - No Inspection / Maintenance	NA

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								Maintenance Categorisation	
Site Ref	Site Name	Town	Ward	Eastings	Northing	Asset Type	Category	Proposed Typology	Proposed Amenity Level
379734, 355422	Sandbach Road South, nr 56	Alsager	Alsager	379734	355422	2 - Highway	3	H - No Inspection / Maintenance	NA
379698, 355459	Sandbach Road South, nr 68	Alsager	Alsager	379698	355459	2 - Highway	3	H - No Inspection / Maintenance	NA
380531, 357268#	Sandbach Road, nr 1 Millers Wharf	Rode Heath	Odd Rode	380531	357268	2 - Highway	2	E - Rural Open Spaces	Low
384020, 363031	Sandbach Road, nr 1 Ullswater Road	Congleton	Congleton West	384020	363031	2 - Highway	2	E - Rural Open Spaces	Low
380495, 357349	Sandbach Road, nr 23 Millers Wharf	Rode Heath	Odd Rode	380495	357349	2 - Highway	2	E - Rural Open Spaces	Low
379194, 355884	Sandbach Road N & Lodge Road Junction	Alsager	Alsager	379194	355884	2 - Highway	3	H - No Inspection / Maintenance	NA
379886, 355300	Sandbach Road South Cenotaph Garden	Alsager	Alsager	379886	355300	4 - Cenotaphs	2	F - Cemeteries, Church Yards and Mer	Medium
379739, 356738	Sandbach Road, nr 159 to 171	Church Lawton	Odd Rode	379739	356738	3 - Housing Estates	2	D - Urban Open Spaces	Low
384540, 362891	Sandy Lane, nr entrance from Newcastle Road	Congleton	Congleton West	384540	362891	2 - Highway	2	E - Rural Open Spaces	Low
373729, 360801	Scott Close	Sandbach	Sandbach Ettiley Heath and	373729	360801	3 - Housing Estates	2	D - Urban Open Spaces	Low
370510, 366267	Sea Bank Car Park (non CEC owned area)	Middlewich	Middlewich	370510	366267	6 - Other	2	D - Urban Open Spaces	Low
375115, 367052	Sedburgh Close Open Space	Holmes Chapel	Dane Valley	375115	367052	3 - Housing Estates	2	E - Rural Open Spaces	Low
379966, 355860	Shady Gr, nr 45 & 47	Alsager	Alsager	379966	355860	2 - Highway	3	H - No Inspection / Maintenance	NA
376186, 379001	Shaw Drive , between 73 & 75	Knutsford	Leighton	376186	379001	2 - Highway	2	E - Rural Open Spaces	Low
369983, 357553	Sherringham Drive, footpath nr 24	Crewe	Crewe North	369983	357553	2 - Highway	2	E - Rural Open Spaces	Low
394402, 383328	Shrigley Road N, opp 2 (The Boars Head PH) to 4a	Poynton	Poynton East and Pott Shrig	394402	383328	2 - Highway	2	E - Rural Open Spaces	Low
394337, 382829	Shrigley Road S, opp 43a to 81	Poynton	Poynton East and Pott Shrig	394337	382829	2 - Highway	2	E - Rural Open Spaces	Low
391894, 374043	Silk Road & Hibel Road Roundabout	Macclesfield	Macclesfield Tytherington	391894	374043	2 - Highway	2	E - Rural Open Spaces	Low
374665, 359283	Smithy Walk	Sandbach	Sandbach Ettiley Heath and	374665	359283	3 - Housing Estates	2	D - Urban Open Spaces	Low
367692, 355448	Snowdon Road & Coppenhall Lane Corner	Crewe	Wistaston	367692	355448	5 - Open Space	2	E - Rural Open Spaces	Low
389848, 373373	Somerton Road, nr 23 Wilwick Lane	Macclesfield	Macclesfield West and Ivy	389848	373373	2 - Highway	2	E - Rural Open Spaces	Low
376535, 379097	Southfields Play Area	Knutsford	Knutsford	376535	379097	6 - Other	2	D - Urban Open Spaces	Low
387206, 362061	Southlands Road, nr 23 Cross Lane	Congleton	Congleton East	387206	362061	2 - Highway	2	E - Rural Open Spaces	Low
387192, 362054	Southlands Road, nr 25 Cross Lane	Congleton	Congleton East	387192	362054	2 - Highway	2	E - Rural Open Spaces	Low
374588, 359185	Sports Pavilion and Car Park, Forge Fields	Sandbach	Sandbach Ettiley Heath and	374588	359185	6 - Other	2	G - Inspection only	NA
356913, 358091	St Bonifaces Church (excluding paved areas)	Bunbury	Bunbury	356913	358091	1 - Churchyards	2	F - Cemeteries, Church Yards and Mer	Low
375661, 378558	St Cross Church & Vicarage (exlcuding paved areas)	Knutsford	Knutsford	375661	378558	1 - Churchyards	2	F - Cemeteries, Church Yards and Mer	Low
389351, 374169	St Ives Close to Birtles Road	Macclesfield	Broken Cross and Upton	389351	374169	3 - Housing Estates	2	D - Urban Open Spaces	Low
389320, 374108	St Ives Close to Truro Close	Macclesfield	Broken Cross and Upton	389320	374108	3 - Housing Estates	2	D - Urban Open Spaces	Low
385143, 362901	St James Ave, nr 15 to 19	Congleton	Congleton West	385143	362901	2 - Highway	2	E - Rural Open Spaces	Low

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385174, 362884	St James Ave, nr 21 to 25	Congleton	Congleton West	385174	362884	2 - Highway	2	E - Rural Open Spaces	Low
385082, 362842	St James Ave, nr 42 Ruskin Road	Congleton	Congleton West	385082	362842	2 - Highway	2	E - Rural Open Spaces	Low
385119, 362840	St James Ave, nr 53 to 59	Congleton	Congleton West	385119	362840	2 - Highway	2	E - Rural Open Spaces	Low
387152, 364250	St Johns Road, behind 12 & 14 Ribblesdale Ave	Congleton	Congleton East	387152	364250	2 - Highway	2	E - Rural Open Spaces	Low
365221, 352327	St Marys Church	Nantwich	Nantwich South and Stapel	365221	352327	1 - Churchyards	2	F - Cemeteries, Church Yards and Mer	Low
391766, 373692	St Michael and All Angels Church (landscape area to front)	Macclesfield	Macclesfield Central	391766	373692	1 - Churchyards	2	D - Urban Open Spaces	Low
370121, 356693	St Michaels Church & Coppenhall Cemetery	Crewe	Crewe North	370121	356693	1 - Churchyards	1	F - Cemeteries, Church Yards and Mer	Low
370228, 366387	St Michaels Way & Pepper St	Middlewich	Middlewich	370228	366387	2 - Highway	2	E - Rural Open Spaces	Low
369912 , 366321	St Michaels Way Island	Middlewich	Middlewich	369912	366321	2 - Highway	2	E - Rural Open Spaces	Low
392120, 373343	St Pauls Church (excluding paved areas)	Macclesfield	Macclesfield East	392120	373343	1 - Churchyards	2	F - Cemeteries, Church Yards and Mer	Low
385951, 362743	St Peters Church	Congleton	Congleton West	385951	362743	1 - Churchyards	2	F - Cemeteries, Church Yards and Mer	Low
392240, 372945	St Peters Church (excluding paved areas)	Macclesfield	Macclesfield East	392240	372945	1 - Churchyards	2	F - Cemeteries, Church Yards and Mer	Low
385995, 362584	St Peters Closed Cemetery	Congleton	Congleton West	385995	362584	1 - Churchyards	2	F - Cemeteries, Church Yards and Mer	Low
386350, 363188	St Stephens Church footpath	Congleton	Congleton East	386358	363185	1 - Churchyards	2	E - Rural Open Spaces	Low
379424, 355832	Stanley Ct, nr 19 & 20	Alsager	Alsager	379424	355832	2 - Highway	3	H - No Inspection / Maintenance	NA
383830, 363552	Stopsley Close, nr 22 Delamere Road	Congleton	Congleton West	383830	363552	2 - Highway	2	E - Rural Open Spaces	Low
383989, 383437	Styal Road War Memorial	Styal	Wilmslow Lacey Green	383989	383437	4 - Cenotaphs	2	F - Cemeteries, Church Yards and Mer	Medium
370397, 365285	Sutton Lane to Barrington Drive footpath	Middlewich	Middlewich	370397	365285	2 - Highway	2	E - Rural Open Spaces	Low
370177, 364875	Sutton Lane, nr Hankelow Close	Middlewich	Middlewich	370177	364875	2 - Highway	2	E - Rural Open Spaces	Low
386800, 362339	Thames Close to Bollin Drive footpath	Congleton	Congleton East	386800	362339	2 - Highway	2	E - Rural Open Spaces	Low
386687, 362436	Thames Close, nr 34 to 36	Congleton	Congleton East	386687	362436	5 - Open Space	2	E - Rural Open Spaces	Low
386666, 362424	Thames Close, nr 41 to 43	Congleton	Congleton East	386666	362424	5 - Open Space	2	E - Rural Open Spaces	Low
384351 , 381707	The Carrs Park - Non CEC Section	Wilmslow	Wilmslow Lacey Green	384351	381707	5 - Open Space	2	G - Inspection only	NA
370694, 364690	The Green, nr 2	Middlewich	Middlewich	370694	364690	2 - Highway	2	E - Rural Open Spaces	Low
370541, 364685	The Green, nr 32	Middlewich	Middlewich	370541	364685	2 - Highway	2	E - Rural Open Spaces	Low
370562, 365911	The Locks & Lewin St Corner	Middlewich	Middlewich	370562	365911	2 - Highway	2	E - Rural Open Spaces	Low
387061, 362532	The Parklands, nr 71 Park Lane	Congleton	Congleton East	387061	362532	2 - Highway	2	E - Rural Open Spaces	Low
387055, 362512	The Parklands, nr 73 Park Lane	Congleton	Congleton East	387055	362512	2 - Highway	2	E - Rural Open Spaces	Low
379914, 355987	The Rode & Creewellshawe Road roundabout	Alsager	Alsager	379914	355987	2 - Highway	3	H - No Inspection / Maintenance	NA

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Site Ref	Site Name	Town	Ward	Easting	Northing	Asset Type	Category	Proposed Typology	Proposed Amenity Level
373801, 360442	Thornbrook Way & Goldsmith Drive Roundabout	Sandbach	Sandbach Ettiley Heath and	373801	360442	2 - Highway	2	E - Rural Open Spaces	Low
373674, 360375	Thornbrook Way, nr 3 Coverdale Fold	Sandbach	Sandbach Ettiley Heath and	373674	360375	2 - Highway	2	E - Rural Open Spaces	Low
373741, 360386	Thornbrook Way, nr 12 to 16	Sandbach	Sandbach Ettiley Heath and	373741	360386	2 - Highway	2	E - Rural Open Spaces	Low
384576, 363238	Three Fields Close & Back Lane	Congleton	Congleton West	384576	363238	2 - Highway	2	E - Rural Open Spaces	Low
375191, 378411	Toft Road, nr Knutsford Library	Knutsford	Knutsford	375191	378411	5 - Open Space	2	D - Urban Open Spaces	Low
375152, 378479	Toft Road, opp St Johns Parish Church	Knutsford	Knutsford	375152	378479	5 - Open Space	2	D - Urban Open Spaces	Low
370367, 355624	Tollitt St	Crewe	Crewe Central	370367	355624	5 - Open Space	3	H - No Inspection / Maintenance	NA
378780, 379591	Town Lane & Mill Lane Corner	Mobberley	Mobberley	378780	379591	2 - Highway	3	H - No Inspection / Maintenance	NA
386359, 362796	Townsend Road, behind Coniston Park Lane	Congleton	Congleton East	386359	362796	2 - Highway	3	H - No Inspection / Maintenance	NA
386419, 362668	Townsend Road, nr 13a	Congleton	Congleton East	386419	362668	5 - Open Space	2	E - Rural Open Spaces	Low
386383, 362747	Townsend Road, nr 2 to 8	Congleton	Congleton East	386383	362747	2 - Highway	3	H - No Inspection / Maintenance	NA
384068, 362758	Troutbeck Ave, nr 10	Congleton	Congleton West	384068	362758	2 - Highway	2	E - Rural Open Spaces	Low
370663, 366408	Tudor Close	Middlewich	Middlewich	370663	366408	5 - Open Space	2	E - Rural Open Spaces	Low
375559, 361531	Twemlow Ave, nr 116 & 118 Bradwall Road	Sandbach	Sandbach Town	375559	361531	2 - Highway	2	E - Rural Open Spaces	Low
366121, 343542	Vicarage Lane Open Space	Audlem	Audlem	366121	343542	5 - Open Space	2	E - Rural Open Spaces	Low
374227, 361686	Vicarage Lane to Dean Close footpath	Sandbach	Sandbach Elworth	374227	361686	3 - Housing Estates	3	H - No Inspection / Maintenance	NA
368496, 355935	Victoria Avenue Hedge, behind 9 to 12 Grasmere Ave	Crewe	Crewe West	368496	355935	3 - Housing Estates	2	D - Urban Open Spaces	Low
369062, 355737	Victoria Avenue, behind Morgan Close & Probert Close	Crewe	Crewe West	369062	355737	3 - Housing Estates	2	D - Urban Open Spaces	Low
370456, 355878	Victoria Centre Raised Beds	Crewe	Crewe Central	370456	355878	2 - Highway	3	H - No Inspection / Maintenance	NA
384459, 363415	Walgrave Close	Congleton	Congleton West	384459	363415	2 - Highway	2	E - Rural Open Spaces	Low
365011, 352596	Wall Lane, opp Snow Hill	Nantwich	Nantwich North and West	365011	352596	2 - Highway	2	E - Rural Open Spaces	Low
375124, 378969	Wallwood	Knutsford	Knutsford	375124	378969	5 - Open Space	2	E - Rural Open Spaces	Low
385761, 382738	Waveney Drive, opp 18 to 22	Wilmslow	Handforth	385761	382738	2 - Highway	2	E - Rural Open Spaces	Low
378051, 355321	Weaver Close, near 7	Alsager	Alsager	378051	355321	3 - Housing Estates	2	D - Urban Open Spaces	Low
386237, 382714	Welland Road, between Swale Close & Lamerton Way	Wilmslow	Handforth	386237	382714	2 - Highway	2	E - Rural Open Spaces	Low
386181, 382733	Welland Road, nr 2 Lamerton Way	Wilmslow	Handforth	386181	382733	2 - Highway	2	E - Rural Open Spaces	Low
375942, 367053	West Way, near & opp 18 to 40	Holmes Chapel	Dane Valley	375942	367053	2 - Highway	2	E - Rural Open Spaces	Low

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389738, 374531	Westmorland Close, nr 69 Kennedy Ave	Macclesfield	Broken Cross and Upton	389738	374531	2 - Highway	2	E - Rural Open Spaces	Low
371697, 354260	Weston Road, nr Crewe Gates Farm Industrial Estate	Crewe	Crewe East	371697	354260	2 - Highway	2	E - Rural Open Spaces	Low
372679, 352154	Weston Village Recreation ground	Weston	Haslington	372679	352154	3 - Housing Estates	2	E - Rural Open Spaces	Low
387348, 364173	Wharfdale Road, nr 133 St Johns Road	Congleton	Congleton East	387348	364173	2 - Highway	2	E - Rural Open Spaces	Low
375067, 359090	Wheelock Church	Wheelock	Sandbach Ettiley Heath and	375067	359090	1 - Churchyards	2	F - Cemeteries, Church Yards and Mer	Low
375135, 359011	Wheelock Green Car Park	Sandbach	Sandbach Ettiley Heath and	375135	359011	6 - Other	2	D - Urban Open Spaces	Low
367030 , 352580	Willaston - The Peacock Public House adjacent Roundabout	Nantwich	Willaston and Rope	367030	352580	2 - Highway	2	E - Rural Open Spaces	Low
371085, 356319	William Stanier Footpath	Crewe	Congleton East	371085	356319	6 - Other	2	D - Urban Open Spaces	Low
384857, 356559	Wilmer Crescent, nr 17 to 23	Mow Cop	Odd Rode	384857	356559	2 - Highway	2	E - Rural Open Spaces	Low
386306, 363960	Wiltshire Drive, nr 11 Dane Bank Ave	Congleton	Congleton West	386306	363960	2 - Highway	2	E - Rural Open Spaces	Low
365916, 343398	Windmill Drive, between 12 & 14	Audlem	Audlem	365916	343398	5 - Open Space	2	E - Rural Open Spaces	Low
368245, 353555	Windsor Road to Edinburgh Road footpath	Wistaston	Wistaston	368245	353555	2 - Highway	2	E - Rural Open Spaces	Low
370336, 355378	Wistaston Road Bank, opp allotments	Crewe	Crewe West	370336	355378	5 - Open Space	2	E - Rural Open Spaces	Low
384022, 371138	Woodside Close, nr 11 Woodside	Siddington	Gawsworth	384022	371138	2 - Highway	2	E - Rural Open Spaces	Low
387046, 362911	Woolston Ave, nr 52 to 56	Congleton	Congleton East	387046	362911	2 - Highway	2	E - Rural Open Spaces	Low
365842, 356421	Worleston Play Area	Worleston	Bunbury	365842	356421	5 - Open Space	2	D - Urban Open Spaces	Low
365752, 356321	Worleston Village Hall (green spaces surrounding)	Worleston	Bunbury	365744	356302	6 - Other	2	E - Rural Open Spaces	Low
387568, 362303	Worsley Drive, opp entrance to Bridgewater Close	Congleton	Congleton East	387568	362303	2 - Highway	2	E - Rural Open Spaces	Low
373866, 351108	Wychwood Village & Park Roundabout	Weston	Wybunbury	373866	351108	2 - Highway	2	E - Rural Open Spaces	Low

EQUALITY IMPACT ASSESSMENT

TITLE: MTFS Budget review – Line 91 Grounds Maintenance review

VERSION CONTROL

Date	Version	Author	Description of Changes
06/07/23	0.1	PB	Initiated
7/7/23	0.2	PB	Amended
2/8/23	0.3	PB	Amended
4/8/23	1.0	PB	Final

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CESHIRE EAST COUNCIL –EQUALITY IMPACT ASSESSMENT

Stage 1 Description: Fact finding (about your policy / service /

Department	Place Directorate
Service	Environmental Services
Lead officer responsible for assessment	Paul Brightwell
Other members of team undertaking assessment	NA
Date	6/7/23
Version	1.1
Type of document	Strategy and Service
Is this a new/ existing/ revision of an existing document	Revision

Title and subject of the impact assessment (include a brief description of the aims, outcomes, operational issues as appropriate and how it fits in with the wider aims of the organisation)	<p>Impact assessment linked to proposed service level amendment to delivery of existing borough wide grounds maintenance works. This scheme aims to deliver cost savings as part of the councils MTFS budget savings targets to reduce the council's financial outgoings across all service areas over the next four-year period or until the financial outlook otherwise shows significant improvement.</p> <p>Reduction in maintenance to parks and other green spaces beyond current works regime is proposed as part of the budgetary saving initiative. This would be achieved through a combination of reviewing the frequency of grass cutting, herbicide application and the extent of tree, shrub and flower bed planting maintenance.</p> <p>Wherever possible this will be weighed against the potential to offer rewilding of areas that would promote localised biodiversity enhancement in accordance with the councils current corporate objectives.</p>
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<p>Please attach a copy of the strategy/ plan/ function/ policy/ procedure/ service</p>	<p>The MTFS grounds maintenance savings exercise will jointly seek feedback on the proposed service level reductions in the form of a revised grounds maintenance typology to be released as a public consultation and what that may mean and look like on the ground to ensure public consensus is sought as to how the grounds maintenance ought be reduced to offer the necessary cost savings.</p> <p>The consultation linked to the strategy review is currently scheduled to go live on the 16/10/2023 and will run to 17/11/2023 with the summary report expected 08/12/2023.</p> <p>This impact assessment will consider the potential impacts any change to the current grounds maintenance regime may have upon those individuals residing in the borough who share one or more protected characteristic</p> <p>Following the consultation period, the summary report will shape the production of a report to the February 2024 Environment and Communities Committee to seek agreement on the proposals by way of committee approval.</p> <p>There is no current service level specification for the proposed revised format for these works.</p>
<p>Who are the main stakeholders and have they been engaged with? (e.g. general public, employees, Councillors, partners, specific audiences, residents)</p>	<p>The main stakeholders have been identified as follows:</p> <p>General Stakeholders to be consulted on the proposed changes include:</p> <ul style="list-style-type: none"> • Residents and park users throughout the borough • CEC Place Environment and Bereavement Services portfolio holder • Ansa Environmental Services • Cheshire East Council Committee Chairs and vice-Chairs • The council's Corporate Leadership Team • Cheshire East Members of Parliament • All Council ward Members • All Parish and Town Councils • Parks and cemetery Friends Groups • Local Wildlife Trusts • Local sporting bodies <p>Protected characteristic outreach</p> <ul style="list-style-type: none"> • Age UK Cheshire East

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	<ul style="list-style-type: none"> • Early Careers Staff Network Group • Primary Plus • Children & Young People's Diabetes Team • Children & Young People's Home Care Team • Childrens Development & Partnerships • Childrens Trust • Children and Young People's Trust • Disability Information Bureau • Disability Positive • Cheshire Eye Society • Differently Abled Staff Network Group • Cheshire & Merseyside Adult Gender Identity Collaborative (CMAGIC) • Flutterbys • VibranCE Staff Network Group • Citizens advice • East Cheshire NHS Trust > maternity • CHAWREC • Pride of Romani • Lingua GM • Bulgarian communities contact • East Timor communities contact • Indian communities contact • Afro Caribbean communities contact • Kurdish communities contact • SHAPLA Bangladeshi women's communities contact • Polish communities contact • Pathways CIC • The Racial Equality group • EASS • Elim International Centre • The HOPE centre in North East Cheshire • St Andrews Church • Lighthouse Centre
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	<ul style="list-style-type: none"> • Crewe Mosque • Hope Church Central • Womens Staff Network Group • The Circle Staff Network Group • Body Positive • VibranCE Staff Network Group
Consultation/ involvement carried out.	NO – pending Oct 2023
What consultation method(s) did you use?	<i>Consultation currently being prepared for release autumn 2023 in conjunction with the Research and Consultation team.</i>

Stage 2 Initial Screening

Who is affected and what evidence have you considered to arrive at this analysis? (This may or may not include the stakeholders listed above)	<p>Current impacts are as yet undetermined and it is assumed that the consultation could offer further insight. Some preliminary outreach has been made to equalities linked organisations to help establish any perceived impacts.</p> <p>A review of other similar equalities impact assessment exercises by other local authorities suggests that both Tunbridge Wells and Aberdeenshire councils determined there would be no apparent disproportional impact to those individuals subject to one or more protected characteristic.</p> <p>Tunbridge Wells Council: Grounds Maintenance Contract 2023 (tunbridgewells.gov.uk)</p> <ul style="list-style-type: none"> • Section G - Equalities 'There is no apparent equality impact on end users resulting from the recommended option set out in the report.' <p>-Ingrid Weatherup, Corporate Governance Officer, 22 December 2021</p>
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	<p>Aberdeenshire Council: landscape-services.pdf (aberdeenshire.gov.uk)</p> <ul style="list-style-type: none"> • 'No direct consultations have been carried out as the impacts are considered to be neutral'
Who is intended to benefit and how	<p>There is currently a limited evidence base from which to draw meaningful conclusions as to how any proposed service level adjustment would benefit residents and stakeholders who share one or more protected characteristic.</p> <p>Other similar consultation outreach by other local authorities indicated they identified zero impact.</p> <p>It is possible that further details may be derived from the proposed consultation outreach that is awaiting CLT approval to proceed prior to engaging with the relevant stakeholders.</p>
Could there be a different impact or outcome for some groups?	<p>There is currently a limited evidence base from which to draw any meaningful conclusions as to how any proposed service level adjustment may infer differential impacts to residents and stakeholders who share one or more protected characteristic.</p> <p>Other similar consultation outreach by other local authorities indicated they identified zero impact.</p>
Does it include making decisions based on individual characteristics, needs or circumstances?	<p>It is not possible to draw any meaningful conclusion as to how decision making would be shaped based on individual characteristics, needs or circumstances at this stage in the process.</p> <p>Other similar consultation outreach by other local authorities indicated they identified zero impact.</p> <p>It is likely that the consultation process will offer further insight in respect of any perceived impacts.</p>
Are relations between different groups or communities likely to be affected? (eg will it favour one particular group or deny opportunities for others?)	<p>It is not possible to draw any meaningful conclusion if relations between different groups might be impacted based on protected characteristic categorisation at this stage in the process.</p> <p>Other similar consultation outreach by other local authorities indicated they identified zero impact.</p> <p>It is likely that the consultation process will offer further insight in respect of any perceived impacts.</p>

Is there any specific targeted action to promote equality? Is there a history of unequal outcomes (do you have enough evidence to prove otherwise)?	<p>It is not possible to draw any meaningful conclusion as to what specific targeted action may be necessary or determine any history of unequal outcomes based on protected characteristic categorisation at this stage in the process.</p> <p>Other similar consultation outreach by other local authorities indicated they identified zero impact.</p> <p>It is likely that the consultation process will offer further insight in respect of any perceived impacts</p>
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Is there an actual or potential negative impact on these specific characteristics	Yes/ No
Age	Current limited evidence base suggests No
Disability	Current limited evidence base suggests No
Gender reassignment	Current limited evidence base suggests No
Marriage & civil partnership	Current limited evidence base suggests No
Pregnancy & maternity	Current limited evidence base suggests No
Race	Current limited evidence base suggests No
Religion & belief	Current limited evidence base suggests No
Sex	Current limited evidence base suggests No
Sexual orientation	Current limited evidence base suggests No

Stage 3 Evidence

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Characteristic	What evidence do you have to support your findings? (quantitative and qualitative) Please provide additional information that you wish to include as appendices to this document, i.e., graphs, tables, charts	Level of Risk (High, Medium or Low)
Age	<p>Previous consultation outreach for similar initiatives by Tunbridge wells and Aberdeenshire councils</p> <p>Tunbridge Wells Council: Grounds Maintenance Contract 2023 (tunbridgewells.gov.uk)</p> <ul style="list-style-type: none"> Section G - Equalities 'There is no apparent equality impact on end users resulting from the recommended option set out in the report.' <p>-Ingrid Weatherup, Corporate Governance Officer, 22 December 2021</p> <p>Aberdeenshire Council: landscape-services.pdf (aberdeenshire.gov.uk)</p> <ul style="list-style-type: none"> 'No direct consultations have been carried out as the impacts are considered to be neutral' 	Low
Marriage and Civil Partnership	<p>Previous consultation outreach for similar initiatives by Tunbridge wells and Aberdeenshire councils</p> <p>Tunbridge Wells Council: Grounds Maintenance Contract 2023 (tunbridgewells.gov.uk)</p> <ul style="list-style-type: none"> Section G - Equalities 'There is no apparent equality impact on end users resulting from the recommended option set out in the report.' <p>-Ingrid Weatherup, Corporate Governance Officer, 22 December 2021</p> <p>Aberdeenshire Council: landscape-services.pdf (aberdeenshire.gov.uk)</p>	Low

	<ul style="list-style-type: none"> • 'No direct consultations have been carried out as the impacts are considered to be neutral' 	
Religion	<p>Previous consultation outreach for similar initiatives by Tunbridge wells and Aberdeenshire councils</p> <p>Tunbridge Wells Council: Grounds Maintenance Contract 2023 (tunbridgewells.gov.uk)</p> <ul style="list-style-type: none"> • Section G - Equalities 'There is no apparent equality impact on end users resulting from the recommended option set out in the report.' <p>-Ingrid Weatherup, Corporate Governance Officer, 22 December 2021</p> <p>Aberdeenshire Council: landscape-services.pdf (aberdeenshire.gov.uk)</p> <ul style="list-style-type: none"> • 'No direct consultations have been carried out as the impacts are considered to be neutral' 	Low
Disability	<p>Previous consultation outreach for similar initiatives by Tunbridge wells and Aberdeenshire councils</p> <p>Tunbridge Wells Council: Grounds Maintenance Contract 2023 (tunbridgewells.gov.uk)</p> <ul style="list-style-type: none"> • Section G - Equalities 'There is no apparent equality impact on end users resulting from the recommended option set out in the report.' <p>-Ingrid Weatherup, Corporate Governance Officer, 22 December 2021</p> <p>Aberdeenshire Council: landscape-services.pdf (aberdeenshire.gov.uk)</p> <ul style="list-style-type: none"> • 'No direct consultations have been carried out as the impacts are considered to be neutral' 	Low

Pregnancy and Maternity	<p>Previous consultation outreach for similar initiatives by Tunbridge wells and Aberdeenshire councils</p> <p>Tunbridge Wells Council: Grounds Maintenance Contract 2023 (tunbridgewells.gov.uk)</p> <ul style="list-style-type: none"> Section G - Equalities 'There is no apparent equality impact on end users resulting from the recommended option set out in the report.' <p>-Ingrid Weatherup, Corporate Governance Officer, 22 December 2021</p> <p>Aberdeenshire Council: landscape-services.pdf (aberdeenshire.gov.uk)</p> <ul style="list-style-type: none"> 'No direct consultations have been carried out as the impacts are considered to be neutral' 	Low
Sex	<p>Previous consultation outreach for similar initiatives by Tunbridge wells and Aberdeenshire councils</p> <p>Tunbridge Wells Council: Grounds Maintenance Contract 2023 (tunbridgewells.gov.uk)</p> <ul style="list-style-type: none"> Section G - Equalities 'There is no apparent equality impact on end users resulting from the recommended option set out in the report.' <p>-Ingrid Weatherup, Corporate Governance Officer, 22 December 2021</p> <p>Aberdeenshire Council: landscape-services.pdf (aberdeenshire.gov.uk)</p> <ul style="list-style-type: none"> 'No direct consultations have been carried out as the impacts are considered to be neutral' 	Low

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Gender Reassignment	<p>Previous consultation outreach for similar initiatives by Tunbridge wells and Aberdeenshire councils</p> <p>Tunbridge Wells Council: Grounds Maintenance Contract 2023 (tunbridgewells.gov.uk)</p> <ul style="list-style-type: none"> Section G - Equalities 'There is no apparent equality impact on end users resulting from the recommended option set out in the report.' <p>-Ingrid Weatherup, Corporate Governance Officer, 22 December 2021</p> <p>Aberdeenshire Council: landscape-services.pdf (aberdeenshire.gov.uk)</p> <ul style="list-style-type: none"> 'No direct consultations have been carried out as the impacts are considered to be neutral' 	Low
Race	<p>Previous consultation outreach for similar initiatives by Tunbridge wells and Aberdeenshire councils</p> <p>Tunbridge Wells Council: Grounds Maintenance Contract 2023 (tunbridgewells.gov.uk)</p> <ul style="list-style-type: none"> Section G - Equalities 'There is no apparent equality impact on end users resulting from the recommended option set out in the report.' <p>-Ingrid Weatherup, Corporate Governance Officer, 22 December 2021</p> <p>Aberdeenshire Council: landscape-services.pdf (aberdeenshire.gov.uk)</p> <ul style="list-style-type: none"> 'No direct consultations have been carried out as the impacts are considered to be neutral' 	Low
Sexual Orientation	<p>Previous consultation outreach for similar initiatives by Tunbridge wells and Aberdeenshire councils</p> <p>Tunbridge Wells Council:</p>	Low

	<p>Grounds Maintenance Contract 2023 (tunbridgewells.gov.uk)</p> <ul style="list-style-type: none"> Section G - Equalities ‘There is no apparent equality impact on end users resulting from the recommended option set out in the report.’ <p>-Ingrid Weatherup, Corporate Governance Officer, 22 December 2021</p> <p>Aberdeenshire Council: landscape-services.pdf (aberdeenshire.gov.uk)</p> <ul style="list-style-type: none"> ‘No direct consultations have been carried out as the impacts are considered to be neutral’ 	
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Stage 4 Mitigation

Protected characteristics	Mitigating action <i>Once you have assessed the impact of a policy/service, it is important to identify options and alternatives to reduce or eliminate any negative impact. Options considered could be adapting the policy or service, changing the way in which it is implemented or introducing balancing measures to reduce any negative impact. When considering each option you should think about how it will reduce any negative impact, how it might impact on other groups and how it might impact on relationships between groups and overall issues around community cohesion. You should clearly demonstrate how you have considered various options and the impact of these. You must have a detailed rationale behind decisions and a justification for those alternatives that have not been accepted.</i>	How will this be monitored?	Officer responsible	Target date
Age	There is an insufficient evidence base from which to draw any meaningful conclusions as to the need for any mitigation at this time.	TBD	Paul Brightwell	Jan 2024

	It is thought there may be further insight offered from the proposed consultation process that has yet to be approved and undertaken.			
Marriage and Civil Partnership	<p>There is an insufficient evidence base from which to draw any meaningful conclusions as to the need for any mitigation at this time.</p> <p>It is thought there may be further insight offered from the proposed consultation process that has yet to be approved and undertaken.</p>	TBD	Paul Brightwell	Jan 2024
Religion	<p>There is an insufficient evidence base from which to draw any meaningful conclusions as to the need for any mitigation at this time.</p> <p>It is thought there may be further insight offered from the proposed consultation process that has yet to be approved and undertaken.</p>	TBD	Paul Brightwell	Jan 2024
Disability	<p>There is an insufficient evidence base from which to draw any meaningful conclusions as to the need for any mitigation at this time.</p> <p>It is thought there may be further insight offered from the proposed consultation process that has yet to be approved and undertaken.</p>	TBD	Paul Brightwell	Jan 2024
Pregnancy and Maternity	<p>There is an insufficient evidence base from which to draw any meaningful conclusions as to the need for any mitigation at this time.</p> <p>It is thought there may be further insight offered from the proposed consultation process that has yet to be approved and undertaken</p>	TBD	Paul Brightwell	Jan 2024

Sex	<p>There is an insufficient evidence base from which to draw any meaningful conclusions as to the need for any mitigation at this time.</p> <p>It is thought there may be further insight offered from the proposed consultation process that has yet to be approved and undertaken</p>	TBD	Paul Brightwell	Jan 2024
Gender Reassignment	<p>There is an insufficient evidence base from which to draw any meaningful conclusions as to the need for any mitigation at this time.</p> <p>It is thought there may be further insight offered from the proposed consultation process that has yet to be approved and undertaken</p>	TBD	Paul Brightwell	Jan 2024
Race	<p>There is an insufficient evidence base from which to draw any meaningful conclusions as to the need for any mitigation at this time.</p> <p>It is thought there may be further insight offered from the proposed consultation process that has yet to be approved and undertaken</p>	NA	NA	NA
Sexual Orientation	<p>There is an insufficient evidence base from which to draw any meaningful conclusions as to the need for any mitigation at this time.</p> <p>It is thought there may be further insight offered from the proposed consultation process that has yet to be approved and undertaken</p>	NA	NA	NA

5. Review and Conclusion

Summary: provide a brief overview including impact, changes, improvement, any gaps in evidence and additional data that is needed
There is an insufficient evidence base from which to draw any meaningful conclusions as to any impacts and the need for any associated mitigation at this time.
It is thought there may be further insight offered from the proposed consultation process that has yet to be approved and undertaken

Specific actions to be taken to reduce, justify or remove any adverse impacts	How will this be monitored?	Officer responsible	Target date
There is an insufficient evidence base from which to draw any meaningful conclusions as to the need for any mitigatory actions at this time. It is thought there may be further insight offered from the proposed consultation process that has yet to be approved and undertaken	TBD	Paul Brightwell	Jan 2024

Please provide details and link to full action plan for actions	NA
When will this assessment be reviewed?	Feb 2024

Are there any additional assessments that need to be undertaken in relation to this assessment?	No
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Lead officer sign off	Paul Brightwell
Date	4/8/23
Head of service sign off	<i>R. L. Kemp</i>
Date	04/08/2023

Please publish this completed EIA form on the relevant section of the Cheshire East website

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Environment and Communities Committee

28 September 2023

Household Waste Recycling Centres – Review Update

Report of: Peter Skates, Acting Executive Director - Place

Report Reference No: EC/21/23-24

Ward(s) Affected: ALL

Purpose of Report

- 1 This report details the progress in bringing forward a review of Household Waste Recycling Centre (HWRC) service provision across Cheshire East.
- 2 The review supports the Corporate Plan priorities of:
 - **Fair** - A sustainable financial future for the council, through service development, improvement and transformation and;
 - **Green** - A thriving and sustainable place through reduce impact on the environment.
- 3 The report sets out the current context to service provision and the outputs from the Member Working Group established in September 2023 specifically to look at this.
- 4 The report then provides a roadmap for the next steps in the review including seeking permissions to move forward with a public consultation on options for a future delivery model, in parallel with a complimentary contract procurement process.

Executive Summary

- 5 The Council operates a total of 7 household waste recycling centres sites which vary in scale and scope of waste disposal services offered, but all require investment to bring them up to modern standards in particular in relation to staff welfare, security and general user experience.
- 6 The former Congleton Household Waste Recycling Centre closed in September 2021 with lease unable to be extended. The owner of the site confirmed that they intended to use the site for other redevelopment purposes.
- 7 A Member Working Group has been established under the Environment and Communities Committee and inputted into the production of the proposed future service options.
- 8 A recent procurement undertaken on behalf of Cheshire East Council by ANSA could not identify a preferred bidder and was therefore ceased. It was considered that this provided a suitable opportunity for the Council to link the scope of the new procurement process needed with the work that had been undertaken by the Member Working Group.
- 9 An officer working group has been established to prepare a Council led procurement with external legal and technical support to procure a long term (15 years, split 10+5 years or similar) contract on basis of review being undertaken.
- 10 It is proposed to undertake a fresh public consultation exercise with a succinct list of options for consideration, with the underlying principle of these being affordable and hence deliverable if selected.
- 11 A report to Environment and Communities Committee targeted for June / July 2024 will be accompanied by a detailed business plan which will consider both the feedback received through the public consultation and the affordability of the various options. The latter will be informed by the completed contract procurement, included as part of a detailed financial model.
- 12 Following the committee decision, the contractor will be appointed with a mobilisation period likely to be at least 5 months with the new delivery model in place by the target date of January 2025.

RECOMMENDATIONS

The Environment and Communities committee is recommended to:

1. Note the actions taken or planned by officers to refresh the evidence base for the appropriate provision of household waste recycling centres in Cheshire East;
2. Delegate to the Interim Director of Environment and Neighbourhood Services to take all necessary steps to deliver a public consultation to seek views on those options for future HWRC service delivery as presented at paragraph 35;
3. Delegate to the Interim Director of Environment and Neighbourhood Services to take all necessary steps to undertake a procurement exercise, based on those same options detailed at paragraph 35, to ensure continuity of HWRC service provision post the expiry of the current contract extension and;
4. Note the subsequent timeline for bringing back to Committee a business plan with clear recommendation on option to progress, which is to include the implications of any capital investment requirements.

Background

Site Locations and Statistics

- 13 The Council operates a total of 7 household waste recycling centres across the borough as shown at Figure 1.
- 14 These sites vary in scale and scope of waste disposal services offered, but all require investment to bring them up to modern standards in particular in relation to staff welfare, security and general user experience.
- 15 The lease on the former Congleton Household Waste Recycling Centre expired in September 2021. The owner of the site confirmed that they intended to use the site for other redevelopment purposes and would not extend the lease on that site. At that point Cheshire East Council had no other option but to close the site at this location.

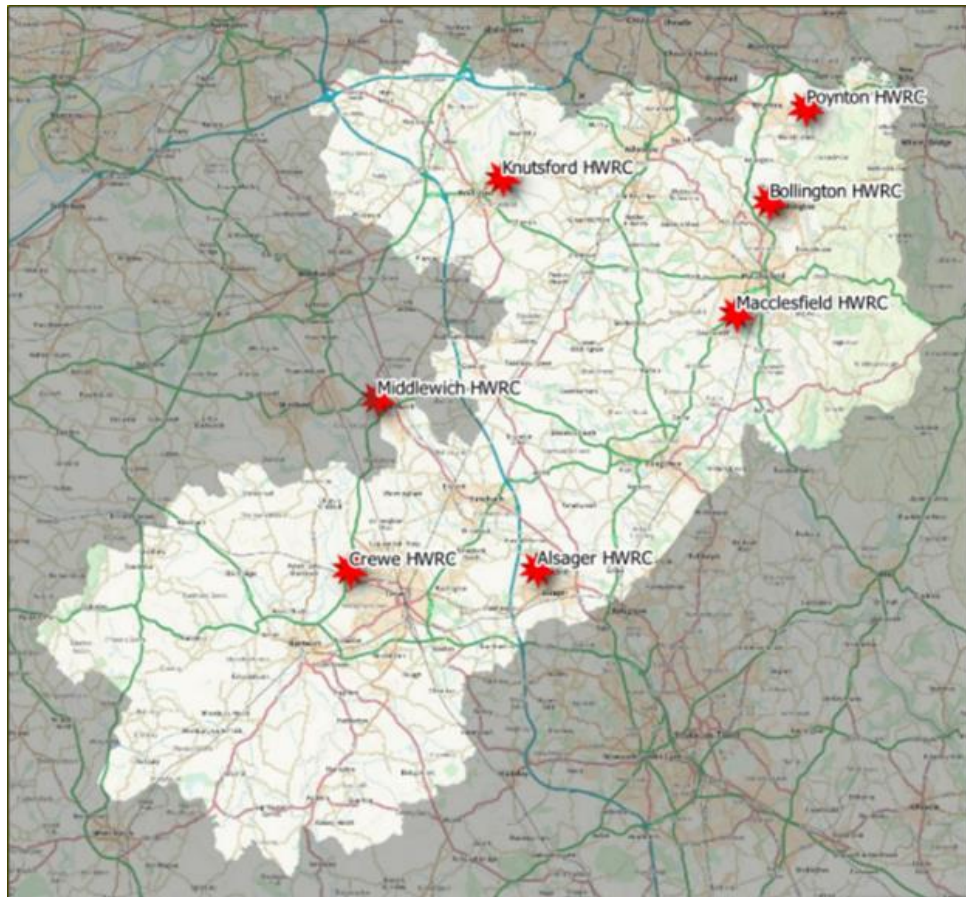


Figure 1: Map of HWRC site locations

- 16 Table 1 sets out the key statistics for each of the sites, including the forecast investment value, excluding appropriate risk and contingency.

Site	Type of waste streams	User No's Aug 2022* (% total)	Tonnage Th'put 22/23 tonnes (% total)	Investment value (exc. Risk)
Alsager	Household Waste, Rubble	2,613 (16.2%)	4,238 (15.3%)	£ 168,775
Bollington	Household Waste, Rubble	1,461 (9.1%)	2,442 (8.8%)	£ 154,774
Crewe	Household Waste, Rubble, Asbestos	3,251 (20.3%)	7,413 (26.7%)	£ 287,050

Site	Type of waste streams	User No's Aug 2022* (% total)	Tonnage Th'put 22/23 tonnes (% total)	Investment value (exc. Risk)
Knutsford	Household Waste, Rubble	2,582 (16%)	3,953 (14.3)	£ 186,638
Macclesfield	Household Waste, Rubble, Asbestos	3,381 (21%)	5,448 (19.7%)	£ 206,543
Middlewich	Household Waste, Rubble	1,359 (8.4%)	2,067 (7.4%)	£ 156,346
Poynton	Household Waste, Rubble	1,450 (9%)	2,156 (7.8%)	£ 154,549
TOTALS	-	16,097	27,717	£ 1,314,675

Table 1: HWRC site key statistics

- 17 It can be seen that collectively the sites at Alsager, Crewe, Knutsford, Macclesfield are;
- The largest in plan area terms hence making them the most adaptable from a futureproofing perspective;
 - Offer the largest scope of recycling and disposal of different waste streams;
 - Currently take circa 76% of waste deposited across all sites, based on 2022/23 figures

Member Working Group

- 18 In September 2022 a decision was taken by Committee to establish a Member Working Group to review HWRC provision in Cheshire East.
- 19 Information relating to previous reviews was provided as context to this process.
- 20 The Working Group has subsequently met on a number of occasions and inputted into the production of the proposed options set out later in this report.

- 21 It is proposed to continue with the Working Group, meeting at key points in the delivery programme for the purposes of update only, until the report setting out the final recommendations is brought back to Environment and Communities Committee.

Evidence Base

- 22 To ensure a robust evidence base to any future decision on HWRC service provision officers have undertaken to establish a baseline for the following;
- A refreshed set of visitor figures for each site including postcode data, surveys now complete and with a final report expected to be received by mid-October;
 - A refresh of a review undertaken by Resource Futures as per the Options Report dated July 2020 contained within the background papers. Resource Futures are a specialist waste consultant who undertook a previous review of the options proposed later in this paper to understand wider business case benefits, such as coverage and travel times will be presented as part of the final recommended option.
 - Feasibility studies relating to the cost of any new site, to clearly understand the financial implications of any such investment, which have been commissioned and will be presented as part of the final recommended option.

HWRC Operating Contract

- 23 Since the Council's wholly owned company's formation in 2014 household waste recycling services have been successfully provided to the Council by ANSA Environmental Services Ltd (ANSA), with the site operation and waste disposal activities then sub-contracted to an industry specialist.
- 24 A recent procurement undertaken on behalf of Cheshire East Council by ANSA could not identify a preferred bidder and was therefore ceased.
- 25 It was considered that this provided a suitable opportunity for the Council to link the scope of the new procurement process needed with the work that had been undertaken by the Member Working Group.
- 26 As such the decision was taken to secure a circa 18 month contract extension with the current sub-contractor to ANSA, to allow sufficient time to undertake a review and new operating contract procurement.

- 27 As is the case with other large scale, high value waste contracts it has been considered more appropriate for the Council to hold the contract directly and appoint ANSA as the managing agent. It is proposed to adopt this approach here.

Procurement

- 28 An officer working group has been established with representation from legal, procurement and finance teams and have established the following approach;
- Offer long term (15 years, split 10+5 years or similar) contract on basis of review being undertaken. Allows bidders to have greater security and spread set up and capital investment costs over longer period, so likely to generate more competitive offers;
 - Open tender process, potentially with negotiation stage and;
 - Adopting the same approach as recent Council led large scale contract procurements with external legal and technical support appointed from the outset to ensure process and contract documents are robust.
- 29 A key aspect of the specification issued as part of the procurement and eventual contract will be to promote a focus on the waste hierarchy, as set out within Figure 2.



Figure 2: waste hierarchy diagram

Programme

- 30 The following is the outline programme of work associated with this review;
- HWRC Working Group – briefing – late July (Complete)
 - Specification development – July - Oct 2023 (ongoing)
 - Feasibility studies and user surveys – July - Oct 2023 (Ongoing)
 - E&C Committee paper (seek approvals to approach and consultation launch) – 28th September 2023
 - Procurement process – October 2023 – May 2024
 - Public Consultation on proposals – March 2024 – April 2024
 - E&C Committee paper (final recommendation) – June / July 2024
 - Contractor appointment and mobilisation – 5 months
 - New HWRC delivery model in place – target January 2025
- 31 It should however be noted that new site infrastructure will be delivered post November 2024 with this potentially taking several years to be fully implemented.
- 32 The report to Environment and Communities Committee targeted for June / July 2024 will be accompanied by a detailed business plan which will consider in terms of the recommendation made both the feedback received through the public consultation and the affordability of the various options. The latter will be informed by the completed contract procurement, included as part of a detailed financial model.

Consultation and Engagement

- 33 Review of HWRC provision within Cheshire East has been consulted on previously but based on a number of scenarios which are no longer relevant due to site closures, a changing population and improved transport network for instance.
- 34 As such it is proposed to undertake a fresh public consultation exercise with a succinct list of options for consideration, with the underlying principle of these being affordable and hence deliverable if selected.

35 The following three core options are proposed;

- **Do Minimum** - Retain service as is, with maintenance investment across all 7 sites needed;
- **Do Something 1** - In line with Resource Futures report Scenario 4 reduce to 6 core existing sites closing Poynton (91% of users and 92% tonnage throughput) with investment to modernise where required. Introduce extended mobile HWRC provision as mitigation and;
- **Do Something 2** - In line with Resource Futures report Scenario 2 reduce to 4 core existing sites at Crewe, Macclesfield, Alsager, Knutsford (73.5% of users and 76% tonnage throughput) with investment to modernise and extend where required. Introduce extended mobile HWRC provision.
- As a separate sub-option to all three core options presented give consideration as to if and when a new site has been developed at Congleton, then existing Alsager site to close. Alsager being of a comparable scale and geographically the nearest neighbour to any new site provision, allowing the operating contract to remain affordable within its cost envelope.

36 It is proposed that the consultation will run for a period of 4-6 weeks commencing in March 2024 (final details to be confirmed) and then reported back to Committee, considered as part of a recommendation on future HWRC provision in Cheshire East.

Reasons for Recommendations

37 The recommendations have been made on the basis of the review work undertaken by The Member Working Group which has specifically looked at;

- The rising cost of service provision in this area and ensuring that they remain affordable in the longer term;
- Ensuring that the service continues to be delivered in an efficient and effective way both geographically and also in the provision of well equipped modern sites and;
- To ensure that the review process undertaken adequately considers all of the factors in making a decision, underpinned by a robust evidence base.

Other Options Considered

- 38 The proposed approach to undertaking a review of HWRC services sets out a series of options for consideration to be reported back to Committee with a final recommendation.
- 39 These options are based on previous review works undertaken and consider the long term affordability of the service in question, the evidence base for which will be refreshed as part of this review process.

Implications and Comments

Monitoring Officer/Legal

- 40 Councils must provide facilities for the disposal of household waste if it is a waste disposal authority such as Cheshire East. Under Section 51 of the Environmental Protection Act 1990 it shall be the duty of each waste disposal authority to arrange for places (Household Waste Recycling Centres) to be provided at which persons resident in its area may deposit their household waste. (1) (b). They must be reasonably accessible to persons resident in its area (2) (a), open at reasonable times (including Saturday) and available free of charge by persons resident in the area. (2) ©.
- 41 There must therefore be provision for household waste to be disposed of in Cheshire East whether in its current form or some other sustainable form.
- 42 Although there are no statutory levels of Household Waste Recycling Centre (HWRC) provision, national guidance recommends that the maximum number of inhabitants per Household Waste Recycling Centre is 120,000 and the maximum number of households per Household Waste Recycling Centre is 50,000. The provision and proposed options for Cheshire East are below these thresholds.
- 43 As changes to provision is being considered which are likely to be controversial, it is recommended that both Officers and Members keep in mind that it is trite law that the consultation needs to be undertaken at a point where the decision-maker is still open to change and can therefore be influenced by the responses to the consultation.
- 44 And whilst it is acceptable for the Council to have a preferred option or options before consultation begins, there must be genuine potential for that preference to change as a result of the consultation.

- 45 The report is asking for permission to go out to consultation on a number of options whilst at the same time starting a procurement exercise to appoint a new provider. A previous procurement exercise run externally (via Ansa) did not result in a contract being let and the existing contract has been extended in order that a new procurement exercise take place (the new contract to be held by the Council).
- 46 The procurement exercise will seek a provider to operate the services along the lines of the current service provision (including operating sites) but will include proposals for business models which will allow for flexibility post award to implement the outcome of any service change. This will be a complex procurement and as the outcome of consultation cannot be pre-determined, the procured contract will need to be flexible enough to take into account a number of variations to service delivery which may impact on the contract value.

Section 151 Officer/Finance

- 47 The 2023/24 budget for delivering household waste recycling centre service is £2.96m. The budget for the service is derived from the total costs of disposing of the waste deposited at each of the 7 sites, offset by a nominal amount of income which is generated from materials which can be recycled. This income varies based on the latest market value of recyclates.
- 48 It is considered that any new contract for the same or similar scope of services could exceed the current budget available and hence a permanent base revenue budget adjustment would be needed.
- 49 It is proposed to fund the forecast £200k costs of running the procurement and review process from flexible capital receipts, as no funding exists within service to deliver the project.
- 50 In relation to any capital costs associated with either investment into existing HWRC sites or that associated with the acquisition and construction of a new site are not contained in the MTFS. These would therefore need to be considered as part of a wider financial model for future provision of these services, ensuring that the final option presented is affordable in the long term.
- 51 It is recognised that the existing 7 sites require a level of investment which with appropriate allocations for risk and contingency is likely to range between £1.5-1.75m, which subject to option chosen will still be required either in full or part. This funding requirement will need to be considered as part of the development of the Council's next Medium Term Financial Strategy.

- 52 At the current time based on a high level estimate a new site could cost somewhere between £6-8m, which is the subject of a detailed feasibility study to be undertaken over the remainder of 2023. Based on this range of total cost this could place average annual capital borrowing repayments (rates as per Public Works Loan Board at 31st August 2023) between £409k and £545k per annum, assuming a 25 year repayment period. It should be noted that initial repayments will be significantly higher than the average figures quoted above.

Policy

- 53 The proposal supports the following [Corporate Plan](#) priorities.

An open and enabling organisation	A thriving and sustainable place
Support a sustainable financial future for the council, through service development, improvement and transformation	Reduce impact on the environment and also; Be a carbon neutral council by 2025

Equality, Diversity and Inclusion

- 54 An Equality Impact Assessment has been completed in support of the project and is included at Appendix A.
- 55 Consultation will be undertaken in March 2024 to provide information for this area which may allow us to update this section. Current site provision allows all residents regardless of age, disability, gender etc to use the service and staff will assist any site user if they are struggling.
- 56 The previous consultation undertaken in 2021 did receive 243 comments under the age and disability categories around travelling distance to sites. In the new specification we are suggesting mobile sites to mitigate this issue.
- 57 The current contract for the operation and management of the HWRCs was awarded to HW Martin, in February 2008. The Contract has now been novated to Ansa Environmental Services.
- 58 The end date of the existing contract was March 2023. A decision has been taken to extend the current contract for 18 months beyond its term expiry, placing a target for a new contract arrangement to be in place for end of 2024.

- 59 CEC will procure this new contract (Environmental Services as lead) with ANSA appointed as the managing agent.

Human Resources

- 60 There are no human resources implications of this report.
- 61 All resources to manage the project will be obtained from within the current Council staffing establishment, supplemented by suitably procured external legal, procurement and technical advice where needed.

Risk Management

- 62 Table 2 summarises the key risks associated with the various aspects of the review in a general sense, together with the mitigations which are or will be in place.

Risk	Mitigation
Lack of staff resource within Environmental Services and related support services to successfully deliver a robust review process.	Secondment of a member of staff from ANSA to provide project management support to wider team. Secure external resource for legal, procurement and detailed technical matters.
Lack of adequate budget to undertake the review, in particular to procure the required evidence and pay for external fees	Ensure costs of undertaking review and procuring evidence base are clearly captured and included as part of financial model presented in support of final recommendation.
Existing sites require additional investment than that currently under consideration – not included within Councils MTFS	Ensure that all cost implications of each option proposed are included within detailed financial modelling
Tendered contract costs are in excessive of available budget.	Consider a number of options through the review process to mitigate any increased costs, as part of a wider business case.

Table 2: General risks to review process

- 63 At this juncture it is important to also highlight the risks associated with the delivery of any new site, included as a sub option to the core options at paragraph 28, see Table 3.

Risk	Mitigation
<p>Site location - availability of suitable sites at the right acquisition price – could be a drawn-out process</p> <p>Council does not currently own sites which would be considered suitable for use as a HWRC</p>	<p>Property market would need to be sounded out about options if pursuing a new site was the agreed way forward.</p> <p>Appropriate due diligence would be undertaken to ensure that the acquisition price of any site identified can be considered as best value.</p>
Risk (cont.)	Mitigation (cont.)
<p>Planning consent - need to secure planning consent, which as with all waste related developments is likely to be contentious</p>	<p>Early engagement including pre-application advice would need to be obtained via a suitably qualified consultant and once a site had been identified.</p>
<p>Waste permit - from Environment Agency to be able to operate the site</p> <p>Separate process from planning, new regulations governing HWRC sites are far more stringent than current permits, likely requiring significant additional infrastructure</p>	<p>Early engagement with Environment Agency would be required to understand their likely permitting requirements in terms of influence on physical infrastructure build.</p>
<p>Finance - general market conditions for any infrastructure project – inflation, supply chain and material availability all will increase prices.</p>	<p>Undertake feasibility study ensuring adequate allowance for risk, contingency and inflation is made in any cost estimates</p>
<p>Finance – costs of any new site are not considered within current MTFS</p>	<p>Ensure that capital borrowing costs underpinned by feasibility study are included within detailed financial</p>

	modelling of options for consideration by Committee as part of the final recommendation.
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Table 3: Risks to the delivery of any new HWRC site

Rural Communities

- 64 Proposed as part of any new contract procurement will be the provision of mobile household waste collection. This will be designed to ensure that it mitigates the impacts of any of the options proposed, but also to further support more rural communities access to this service.
- 65 The details around the mobile provision has been developed as part of the tender specification and will be discussed with potential bidders through the negotiation stage of the contract procurement, as needed.
- 66 Details of how any recommended improved mobile provision will be set out within final report to Committee.

Children and Young People including Cared for Children, care leavers and Children with special educational needs and disabilities (SEND)

- 67 There are no impacts on these groups as a result of this report.

Public Health

- 68 There are no impacts on public health as a result of this report.

Climate Change

- 69 At this stage of the process there are no specific impacts on climate change.

Access to Information	
Contact Officer:	Ralph Kemp, Head of Environmental Services Ralph.kemp@cheshireeast.gov.uk
Appendices:	Appendix A – Equality Impact Assessment (pre consultation)
Background Papers:	Resource Futures Options Report July 2020 to be refreshed available though our website HWRC New Contract Service Provision Report 2020 - Pdf (browsealoud.com)

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Equality Impact Assessment (EIA)

Engagement and our equality duty

Whilst [the Gunning Principles](#) set out the rules for consulting ‘everyone’, additional requirements are in place to avoid discrimination and inequality.

Cheshire East Council is required to comply with the Equality Act 2010 and the Public Sector Equality Duty. The Equality Act 2010 simplified previous anti-discrimination laws with a single piece of legislation. Within the Act, the Public Sector Equality Duty (Section 149) has three aims. It requires public bodies to have due regard to the need to:

- eliminate unlawful discrimination, harassment, victimisation and any other conduct prohibited by the Act, by consciously thinking about equality when making decisions (such as in developing policy, delivering services and commissioning from others)
- advance equality of opportunity between people who share a protected characteristic and people who do not share it, by removing disadvantages, meeting their specific needs, and encouraging their participation in public life.
- foster good relations between people who share a protected characteristic and people who do not.

The Equality Duty helps public bodies to deliver their overall objectives for public services, and as such should be approached as a positive opportunity to support good decision-making.

It encourages public bodies to understand how different people will be affected by their activities so that policies and services are appropriate and accessible to all and meet different people’s needs. By understanding the effect of their activities on different people, and how inclusive public services can support and open up people’s opportunities, public bodies are better placed to deliver policies and services that are efficient and effective.

Complying with the Equality Duty may involve treating some people better than others, as far as this is allowed by discrimination law. For example, it may involve providing a service in a way which is appropriate for people who share a protected characteristic, such as providing computer training to all people to help them access information and services.

The Equality Act identifies nine 'protected characteristics' and makes it a legal requirement to make sure that people with these characteristics are protected from discrimination:

- Age
- Disability
- Gender reassignment
- Marriage and civil partnerships
- Pregnancy and maternity
- Race
- Religion or belief
- Sex
- Sexual orientation

Applying the equality duty to engagement

If you are developing a new policy, strategy or programme you may need to carry out an Equality Impact Assessment. You may be able to ascertain the impact of your proposal on different characteristics through desk-based research and learning from similar programmes, but you also need to carry out some primary research and engagement. People with protected characteristics are often described as ‘hard to reach’ but you will find everyone can be reached – you just need to tailor your approach, so it is accessible for them.

Contacting the [Equality and Diversity mailbox](#) will help you to understand how you can gain insight as to the impacts of your proposals and will ensure that you help the Council to comply with the Equality Act 2010 and the Public Sector Equality Duty.

Section 1 – Details of the service, service change, decommissioning of the service, strategy, function or procedure.

Proposal Title	Household Waste & Recycling Centres Review Project
Date of Assessment	16/08/2023
Assessment Lead Officer Name	Sally Rose
Directorate/Service	Place/Commissioning
Details of the service, service change, decommissioning of the service, strategy, function or procedure.	

Previous Reviews of Cheshire East Council Household Waste Recycling Centres

Service reviews, supported by external consultants, were carried out in 2016 and 2020. As a result of a review of the service in 2016, a number of changes to the services were made.

The actions taken included:

- Closing a site
- Reducing hours at all sites from an average of 10 to 8 hours per day
- Introducing a rubble/construction waste charge that has resulted in total throughput at sites dropping by 25%
- Enabling sites to accept small trader waste.
- Introducing a digital permit scheme for vans/commercial vehicles.

There are now 7 Household Waste Recycling Centres [HWRC] within Cheshire East:

- Alsager, off Hassall Road, Alsager ST7 2SJ
- Bollington, off Albert Road, Bollington SK10 5HW
- Crewe, Pym's Lane, Crewe, off the A530 Middlewich to Nantwich Rd, CW1 3PJ
- Knutsford, off Mobberley Rd (B5085), Shaw Heath, Knutsford WA16 8HT
- Macclesfield, off the A536 Macclesfield to Congleton Rd, Gawsorth, Macclesfield, SK11 9QP
- Middlewich, Croxton Lane, Middlewich CW10 9EZ
- Poynton, off Anson Road, Poynton, SK121TD

The current contract for the operation and management of the HWRCs was awarded to HW Martin, in February 2008. The Contract has now been novated to Ansa Environmental Services.

The end date of the existing contract was March 2023. A decision has been taken to extend the current contract for 18 months beyond its term expiry, placing a target for a new contract arrangement to be in place for end of 2024.

CEC will procure this new contract (Environmental Services as lead) with ANSA appointed as the managing agent.

Scope

	<p>Cheshire East Council intends to appoint a consultant to undertake a review, building on exercises previously undertaken [provided as supporting evidence], of the long-term operation and management of household waste recycling centres (HWRC) within the Borough of Cheshire East.</p> <p>Building on the previous work, the successful consultancy shall be required to:</p> <p>Investigate how the current service can be improved, in terms of:</p> <ul style="list-style-type: none"> ▪ Economy ▪ Efficiency ▪ Effectiveness <p>Review, in detail, the follow options:</p> <ul style="list-style-type: none"> ▪ Keeping all 7 existing sites operating [do nothing] ▪ Keeping six sites operating – closing Poynton ▪ Keeping four sites operating – keeping Crewe, Macclesfield, Knutsford and Alsager. <p>Set out recommendations for how the service could be improved in a future contract which would be subject to a new procurement exercise.</p> <p>Set out how the services could be continuously.</p> <p>This will then be reported to the Environment and Communities Committee for a decision in April 2024.</p>
Who is Affected?	<p>All Cheshire East residents.</p> <p>The main stakeholders are:</p> <ul style="list-style-type: none"> • Residents • Members Advisory Group • ANSA Environmental Services • Town & Parish Councils • All Council Ward Members • Cheshire East Environment & Communities Portfolio Holder

Links and impact on other services, strategies, functions or procedures.	<p>This proposal will involve: Legal Advisors both internal and external,</p> <ul style="list-style-type: none"> • Procurement both internal and external, • Assets/property services, • ANSA Services • Consultation & Research <p>This is a Medium-Term Financial Strategy Project which will review the provision of HWRC in the Borough and provide information to allow the Council to re-procure the HWRC Contract. The decision to consult will be made at the September Environment and Communities Committee. Once the Consultation has been undertaken the results of that will be used to update the EIA.</p>
How does the service, service change, strategy, function or procedure help the Council meet the requirements of the Public Sector Equality Duty?	<p>The current HWRC's provide access for all members of society. Staff on site provide assistance to site users where required.</p>

Section 2- Information – What do you know?

What do you know?	What information (qualitative and quantitative) and/or research have you used to commission/change/decommission the service, strategy, function, or procedure?
Information you used	<p>Consultation will be undertaken in March 2024 to provide information for this area which may allow us to update this section. Current site provision allows all residents regardless of age, disability, gender etc to use the service and staff will assist any site user if they are struggling.</p> <p>The previous consultation undertaken in 2021 did receive 243 comments under the age and disability categories around travelling distance to sites. In the new specification we are suggesting mobile sites to mitigate this issue.</p>

	<p>The current contract for the operation and management of the HWRCs was awarded to HW Martin, in February 2008. The Contract has now been novated to Ansa Environmental Services.</p> <p>The end date of the existing contract was March 2023. A decision has been taken to extend the current contract for 18 months beyond its term expiry, placing a target for a new contract arrangement to be in place for end of 2024.</p> <p>CEC will procure this new contract (Environmental Services as lead) with ANSA appointed as the managing agent.</p>
Gaps in your Information	<p>Currently its is believed that there are no gaps in the information regarding the proposal to undertake a new procurement. The impact of realignment of any sites or any changes to the service will need to be scoped once ant procurement process has been completed.</p> <p>If, through assessment of change and the proposed consultation, it is believed that there will be any impacts upon those who share one or more protected characteristic, then efforts will be made to assess these and look to develop any mitigation needed.</p>

3. What did people tell you?

What did people tell you	What consultation and engagement activities have you already undertaken and what did people tell you? Is there any feedback from other local and/or external regional/national consultations that could be included in your assessment?
Details and dates of the consultation/s and/or engagement activities	Consultation pending March 2024, as mentioned above a previous consultation was undertaken in 2021.
Gaps in consultation and engagement feedback	This project is currently at the feasibility stage seeking permission to develop proposals and to consult on options for future service delivery. As part of this work a review is to be undertaken which will include benchmarking of authorities to be included in a future updated EIA prior to informing a future decision paper.

4. Review of information, consultation feedback and equality analysis

Protected characteristics groups from the Equality Act 2010	What do you know? Summary of information used to inform the proposal	What did people tell you? Summary of customer and/or staff feedback	What does this mean? Impacts identified from the information and feedback (actual and potential). These can be either positive, negative or have no impact.
Age	Comments received in the 2021 consultation that was undertaken around distance to drive to sites.	Consultation pending March 2024	No Impact Identified All proposals conform to guidance for household Waste Recycling Centre provision with respect to distance of areas of population.
Disability	Comments received in the 2021 consultation that was undertaken around distance to drive to sites.	Consultation pending March 2024	No Impact Identified All proposals conform to guidance for household Waste Recycling Centre provision with respect to distance of areas of population.
Gender reassignment	There were no comments received from this group in the 2021 consultation.	Consultation pending March 2024	No Impact Identified
Pregnancy and maternity	There were no comments received from this group in the 2021 consultation.	Consultation pending March 2024	No Impact Identified
Race/ethnicity	There were no comments received from this group in the 2021 consultation.	Consultation pending March 2024	No Impact Identified
Religion or belief	There were no comments received from this group in the 2021 consultation.	Consultation pending March 2024	No Impact Identified

Sex	There were no comments received from this group in the 2021 consultation.	Consultation pending March 2024	No Impact Identified
Sexual orientation	There were no comments received from this group in the 2021 consultation.	Consultation pending March 2024	No Impact Identified
Marriage and civil partnership	There were no comments received from this group in the 2021 consultation.	Consultation pending March 2024	No Impact Identified

5. Justification, Mitigation and Actions

Mitigation	What can you do? Actions to mitigate any negative impacts or further enhance positive impacts
<p>Please provide justification for the proposal if negative impacts have been identified?</p> <p>Are there any actions that could be undertaken to mitigate, reduce or remove negative impacts?</p> <p>Have all available options been explored? Please include details of alternative options and why they couldn't be considered?</p> <p>Please include details of how positive impacts could be further enhanced, if possible?</p>	<p>No negative impact from the proposed changes have been identified at this stage. The authority is in the process of reviewing feasibility including benchmarking with other authorities and will bring forward and updated EIA once complete as part of a decision paper on future service provision.</p>

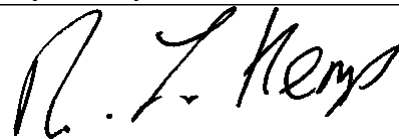
6. Monitoring and Review -

Monitoring and review	How will the impact of the service, service change, decommissioning of the service, strategy, function or procedure be monitored? How will actions to mitigate negative impacts be monitored? Date for review of the EIA
Details of monitoring activities	The EIA will be updated once feasibility work and the consultation has been completed. We currently undertake basic user surveys for the HWRCs on an annual basis via the contract and this should continue with the new contract.
Date and responsible officer for the review of the EIA	1 st Review – After Consultation 2024 – Sally Rose 2 nd Review 2025.

7. Sign Off

When you have completed your EIA, it should be sent to the [Equality, Diversity and Inclusion Mailbox](#) for review. If your EIA is approved, it must then be signed off by a senior manager within your Department (Head of Service or above).

Once the EIA has been signed off, please forward a copy to the Equality, Diversity and Inclusion Officer to be published on the website. For Transparency, we are committed to publishing all Equality Impact Assessments relating to public engagement.

Name	Ralph Kemp
Signature	
Date	13/09/2023

8. Help and Support

For support and advice please contact EqualityandInclusion@cheshireeast.gov.uk

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Environment and Communities Committee Work Programme 2023-24

Report Reference	Environment & Communities Committee	Title	Purpose of Report	Lead Officer	Consultation and Engagement Process and Timeline	Equality Impact Assessment	Corporate Plan Priority	Part of Budget and Policy Framework	Exempt Item and Paragraph Number
EC/02/23-24	09/11/2023	Local Plan Next Steps	To consider the implications of the government's national planning reforms on the Council's new Local Plan programme, and specifically to decide whether the Plan will be taken forward under the current legislative and national policy framework or be prepared as a 'new style' plan under the revised legislative and national policy framework.	Interim Director of Planning	No	No	Open;#Fair;#Green	Yes	No
EC/10/23-24	09/11/2023	Mid-Year Performance Review 2023/24	To receive a report on the mid-year performance of Environment and Neighbourhood Services for 2023/24	Interim Director Environment and Neighbourhoods	No	No	Open	No	No
EC/11/23-24	09/11/2023	MTFS 90 Strategic Leisure Review - Update	To provide an update to Committee on progress with the review and proposed approach in advance of a formal public consultation in late 2023	Interim Director Environment and Neighbourhoods	No	Yes	Open	Yes	No
EC/12/23-24	09/11/2023	Second Financial Review of 2023/24 (Environment and Communities Committee)	This report outlines how the Council is managing resources to provide value for money services	Director of Finance & Customer Services	No	No	Open	Yes	No

Environment and Communities Committee Work Programme 2023-24

Report Reference	Environment & Communities Committee	Title	Purpose of Report	Lead Officer	Consultation and Engagement Process and Timeline	Equality Impact Assessment	Corporate Plan Priority	Part of Budget and Policy Framework	Exempt Item and Paragraph Number
			during the 2023/24 financial year. The purpose of the report is to note and comment on the Second Financial Review and Performance position of 2023/24 and approve Supplementary Estimates and Virements.						
EC/14/23-24	09/11/2023	Medium Term Financial Strategy Consultation 2024/25 - 2027/28 (Environment & Communities Committee)	All Committees were being asked to provide feedback in relation to their financial responsibilities as identified within the Constitution and linked to the budget alignment approved by the Finance Sub-Committee in March 2023. Responses to the consultation would be reported to the Corporate Policy Committee to support that Committee in making recommendations to Council on changes to the current financial strategy.	Director of Finance & Customer Services	Yes	No	Open	Yes	No
FSC/15/23-24 & EC/23/23-24	09/11/2023	Section 106 Key Findings - Internal Audit Report	To provide the Committee with the key findings from Internal Audit's	Head of Audit	No	No	Open;#Fair;#Green	No	TBC

Environment and Communities Committee Work Programme 2023-24

Report Reference	Environment & Communities Committee	Title	Purpose of Report	Lead Officer	Consultation and Engagement Process and Timeline	Equality Impact Assessment	Corporate Plan Priority	Part of Budget and Policy Framework	Exempt Item and Paragraph Number
			review of arrangements for the management and monitoring of Section 106 funds.						
EC/27/22-23	09/11/2023	Approval of Cemeteries Strategy	To seek committee approval of the updated Cemeteries Strategy	Interim Director Environment and Neighbourhoods	Yes	Yes	Open	Yes	Yes
EC/29/23-24	09/11/2023	Developer Contributions Supplementary Planning Document	To seek approval to consult on the final draft of the Developer Contributions Supplementary Planning Document for a period of 4 weeks.	Interim Director of Planning	No	Yes	Green	No	No
EC/30/23-24	09/11/2023	Environmental Protection Supplementary Planning Document	To request approval to consult on the Environmental Protection SPD for a period of four weeks	Interim Director of Planning	Yes	Yes	Green	Yes	Yes
EC/31/23-24	09/11/2023	Update on the Planning Modernisation Plan	To provide an update on the progress made so far on the Planning Modernisation Plan that was endorsed by the Environment & Communities Committee on 31 October 2022.	Interim Director of Planning	N/A	No	Open	No	Yes
EC/13/23-24	01/02/2024	Third Financial Review of 2023/24 (Environment & Communities Committee)	This report outlines how the Council is managing resources to provide value for money services during the 2023/24	Director of Finance & Customer Services	No	No	Open	Yes	No

Environment and Communities Committee Work Programme 2023-24

Report Reference	Environment & Communities Committee	Title	Purpose of Report	Lead Officer	Consultation and Engagement Process and Timeline	Equality Impact Assessment	Corporate Plan Priority	Part of Budget and Policy Framework	Exempt Item and Paragraph Number
			financial year. The purpose of the report is to note and comment on the Third Financial Review and Performance position of 2023/24 and approve Supplementary Estimates and Virements.						
EC/15/23-24	01/02/2024	Medium Term Financial Strategy Consultation 2024/25 - 2027/28 Provisional Settlement Update (Environment & Communities Committee)	All Committees were being asked to provide feedback in relation to their financial responsibilities as identified within the Constitution and linked to the budget alignment approved by the Finance Sub-Committee in March 2023. Responses to the consultation would be reported to the Corporate Policy Committee to support that Committee in making recommendations to Council on changes to the current financial strategy.	Director of Finance & Customer Services	Yes	No	Open	Yes	No
EC/26/23-24	01/02/2024	MTFS 90 Strategic Leisure Review - Final Recommendations	To present for Committee approval the final recommendations from the review,	Interim Director Environment and Neighbourhoods	Yes	Yes	Open	Yes	TBC

Environment and Communities Committee Work Programme 2023-24

Report Reference	Environment & Communities Committee	Title	Purpose of Report	Lead Officer	Consultation and Engagement Process and Timeline	Equality Impact Assessment	Corporate Plan Priority	Part of Budget and Policy Framework	Exempt Item and Paragraph Number
			informed by public consultation feedback.						
EC/24/23-24	01/02/2024	MTFS 91 Green Spaces Maintenance Review - Final Recommendations	To seek Committee approval to implement the final recommendations of the green spaces review, informed by public consultation feedback	Interim Director Environment and Neighbourhoods	Yes	Yes	Open	Yes	Yes
EC/25/23-24	01/02/2024	Carbon Neutral Programme - Progress Update	To provide an update to Committee on the progress in delivering the Councils carbon neutral programme	Interim Director Environment and Neighbourhoods	No	No	Green	No	No
EC/33/23-24	01/02/2024	Tree Risk Management Strategy Update Report	To provide an update on work carried out under the Tree Risk Management Strategy to date, report key issues and outline future work and pressures.	Interim Director of Planning	Yes	TBC	Green	Yes	Yes
EC/34/23-24	01/02/2024	Jodrell Bank Supplementary Planning Document	To seek a decision to publish and consult on the final draft SPD	Interim Director of Planning	Yes	Yes	Green	Yes	No
EC/27/23-24	28/03/2024	Updated Playing Pitch & Open Spaces Strategy	To seek Committee approval to the revised Playing Pitch & Open Spaces Strategy for the borough	Interim Director Environment and Neighbourhoods	Yes	Yes	Open;#Green	Yes	No
EC/28/23-24	28/03/2024	Street Trading Policy	To receive and approve the adoption of the updated Policy	Interim Director Environment and Neighbourhoods	Yes	Yes	Open	No	No

Environment and Communities Committee Work Programme 2023-24

Report Reference	Environment & Communities Committee	Title	Purpose of Report	Lead Officer	Consultation and Engagement Process and Timeline	Equality Impact Assessment	Corporate Plan Priority	Part of Budget and Policy Framework	Exempt Item and Paragraph Number
EC/01/24-25	06/06/2024	Service Budgets 2024/25 (Environment & Communities Committee)	The purpose of this report is to set out the allocation of approved budgets for 2024/25 for services under the Committee's remit, as determined by Finance Sub Committee	Director of Finance & Customer Services	No	No	Open	Yes	No